

2010 PHA 5-Year and Annual Plan al006v02	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Montgomery Housing Authority</u> PHA Code: <u>AL006</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1701</u> Number of HCV units: <u>2393</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. Attachment al006x02-Certifications (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Attachment al006y02-RAB-resident comments and PHA narrative (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements Note: (h) and (i) already included as attachments in the 2010 Annual and 5-Year Plan submission (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

MONTGOMERY HOUSING AUTHORITY
FY2009 AGENCY PLAN ANNUAL UPDATE

SECTION 5.0 THROUGH 10.0

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5.0 Five-Year Plan

5.1 Mission Statement

The mission of the *Montgomery Housing Authority* is to provide quality, innovative housing for diverse families in need, promote opportunities for self sufficiency, economic independence and homeownership; and, to build thriving communities in the City of Montgomery, Alabama.

5.2 Goals and Objectives

Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers: The MHA will apply for additional vouchers, as needed, to support redevelopment activity and address housing needs.
- Reduce public housing vacancies: The MHA is working toward achieving a turnaround time of no more than thirty (30) days with a vacancy rate of no more than 3% for all developments.
- Leverage private or other public funds to create additional housing opportunities: The MHA plans to leverage the funds it has received from the sale of Riverside Heights-AL 6-4, AL 6-1 and AL 6-7 (AMP Nos. AL006000004 and AL006000001 and AL006000007) to create additional mixed finance/mixed use housing. The MHA received approval of its demolition application submitted to the Special Applications Center (SAC) for the remaining portion of Victor Tulane Court-AL 6-3&9 (AMP AL006000003) which it plans to redevelop as a mixed finance/mixed income housing community. The MHA has contracted out the following services for the redevelopment of mixed- finance/mixed-income housing to replace Tulane Court: Project Manager, Legal Counsel, Master Planner and Development Partner. The MHA is in the process of hiring a Development Director.
- A market study has been performed on the feasibility for housing at the old Cedar Park site. The results of this study are attached. Based on this study, the MHA is seeking the best and most equitable means of disposing of this property.

Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score): **71** (3/31/2009)
 - ∇ The MHA expects to remain a standard performer and projects a score of 75 for 2010. The MHA will work toward achieving higher performance and increasing its PHAS score to 90% by 2011; The MHA has created a Quality Assurance (QA) department to monitor RIM and ensure compliance and conducts frequent audits to ensure compliance.
 - ∇ MHA will work on improving its work order turn around time by providing training to its maintenance employees.
 - ∇ MHA will work on improving its inspections protocol.
 - ∇ MHA has received HUD approval to demolish the remaining half of
 - ∇ Victor Tulane Court and also received approval of its application for relocation vouchers. MHA will demolish and redevelop this property with mixed-income units.
 - ∇ MHA has plans to contract for the services of a Project Manager to oversee all development activities.
 - ∇ National Facilities Consultants, Inc. performed a Needs Assessment for all MHA developments. These assessments will assist the MHA in determining the work items that require modernization.
 - ∇ MHA will continue to meet with the MPD for more after-hour patrols in housing communities.
 - ∇ MHA will identify additional policing resources to patrol its housing communities.
 - ∇ MHA will be looking at other resources to improve safety in its housing communities.
- Improve voucher management: (SEMAP score): **74** (3/31/2009)
 - ∇ The MHA will anticipate a score of 70% or above to maintain standard performance.
 - ∇ At this time, the MHA anticipates an improvement in utilization to 95% of expended funds.
 - ∇ The MHA anticipates an improvement in Housing Quality Standards Enforcement of Inspections to meet SEMAP standards for deficiency completion dates.
 - ∇ The MHA has created a Quality Assurance (QA) department to monitor SEMAP. The QA staff conducts frequent audits to ensure compliance.
- Increase customer satisfaction: Contingent upon funding availability, the MHA will:
 - ∇ Develop a customer service protocol;

- ✓ Improve routine work order turn around time to three (3) days;
 - ✓ Respond to internal and external inquiries within 24 hours;
 - ✓ Improve the curb appeal of its properties;
 - ✓ Offer Customer Service training to its employees;
 - ✓ Develop and publish a news letter for its residents;
 - ✓ Hire a Coordinator to link residents to essential community services in the community;
 - ✓ Develop internal controls to improve the delivery of services to our constituents;
 - ✓ Promote excellence;
 - ✓ Establish monthly Resident Advisory Board and Council meetings to better communicate the goals and directives of the MHA to its residents.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections):
 - ✓ Voucher unit inspections and public housing unit inspections;
 - ✓ Improve work order completion time;
 - ✓ Increase occupancy rate;
 - ✓ Increase rent collection;
 - ✓ Focus housing management efforts to emphasize good housekeeping and improve curb appeal;
 - ✓ Investigate feasibility of sending the utility allowance payments electronically to HCV recipients;
 - ✓ Improve HQS Enforcement;
 - ✓ Improve Utilization of HCV funding;
 - ✓ Improve landlord base;
 - ✓ Improve financial internal controls;
 - ✓ Collaborate with local law enforcement to improve security at sites;
 - ✓ Streamline procurement;
 - ✓ Partner with local community agencies to improve and strengthen community relations and encourage on-site services in public housing communities.
 - ✓ Staff training in all management areas will continue to be provided both in-house and off-site.
- Renovate or modernize public housing units:
 - ✓ Richardson Terrace: (1) The MHA has upgraded the elevators to meet 2009 federal guidelines. (2) Generator for the Elevators is complete.
 - ✓ Paterson Court: Complete resurfacing of streets and parking areas.
 - ✓ Smiley Court: (1) Central air-conditioning; (2) The demolition of 76 structurally damaged units at Smiley Court is complete. MHA will build localized play areas, as planned.
 - ✓ Repair sewer lines at Smiley and Gibbs.

- ✓ Tulane Court: MHA will bid out the construction of a maintenance shop that will service Victor Tulane Gardens and the planned mixed-finance/mixed-income development that will replace the existing Victor Tulane Court property.
 - ✓ Richardson Terrace: Renovate units – kitchens and baths. New roof.
 - ✓ Cleveland Court: Water heaters and new heating.
- Demolish or dispose of obsolete public housing:
 - ✓ Disposition: The sale of Riverside Heights (AMP Nos. AL006000004, AL006000001 and AL006000007), to include closing, is completed. The Escrow Agreement has been executed and the monies received are in an escrow account with Regional Financial Corporation.
 - ✓ The MHA received approval of its initial redevelopment plans in August 2007. MHA plans to expend all of its currently received RHF funds by "accumulating" these monies in order to fund the redevelopment of Tulane Court.
 - ✓ Demolition: (1) The application made for the demolition of Victor Tulane Court (AMP No. AL006000003) was approved by HUD Special Applications Center. HUD also approved MHA's application for relocation vouchers for the families remaining at this property. MHA will send out a bid for the demolition of this property upon completion of the relocation process. This relocation process is projected started in October 2008 with demolition planned for March 2009. Note: The Board accepted the recommendation of the modernization committee to first consider Victor Tulane Court [AL 6-3 and the remaining portion of AL 609] for demolition/disposition; (2) The demolition job for the 76 structurally damaged units at Smiley Court (AMP No. AL06000008) is complete; this has improved density. Localized play areas are planned. (3) Demolition/Disposition application for Trenholm Court has been submitted to the Special Application Center (SAC).
 - ✓ The PHA plans to contract with a Project Manager to provide technical assistance on development activities.
- Provide replacement public housing:

RHF funds R501-05, R501-06, R501-07, R502-05, R502-06 and R502-07 will be used for the redevelopment of Tulane Court.

 - ✓ The HUD approved comprehensive redevelopment plan calls for the demolition and redevelopment of the most distressed public housing sites with mixed-finance/mixed-income communities. The MHA's Plan to first redevelop the remaining portion of Victor Tulane Court as a mixed finance/mixed income development was approved by the Board and HUD. The MHA has partnered with The Integral Group & Gateway construction (Development partner) for this project. MHA also entered into an agreement with Klien Hornig, LLP for representation of legal services and with the Sizemore Group (Master

Planner) for this mixed-income and mixed finance development. MHA will use up to \$12 million of seed funding from the sale of Riverside Heights (AMP Nos. AL006000004, AL006000001 and AL006000007), and plans to apply for tax credits and research other funding options.

- ∇ The MHA is looking at acquiring small developments to replace some of the lost units.
 - ∇ The MHA will research the feasibility of undertaking acquisitions by “in-fill” housing.
 - ∇ All residents displaced by the redevelopment plans will be properly relocated; Application for 148 relocation vouchers was submitted and approved by HUD. Relocation commenced October 2008 with demolition is scheduled to start in October 2009.
- Provide replacement vouchers: As demolition/disposition takes place, subject to HUD funding.

Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: All eligible HCV recipients, to include new move-ins, relocations and portability participants will be briefed at initial voucher issuance.
- Conduct outreach efforts to potential voucher landlords:
 - ∇ The MHA will continue its outreach plans to attract landlords in suitable locations throughout the city of Montgomery in its effort to improve and increase its owners/agents base.
 - ∇ The MHA will continue to host training meetings to educate and familiarize potential new landlords and update existing landlords on the Section 8 HCV program.
 - ∇ MHA plans to host an Annual Training Seminar for its Housing Choice Voucher participants.
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- The MHA has a centralized waiting list for public housing. Applications are taken on-site for both the Public Housing and Section 8 programs.
- The MHA will analyze the possibility of applying for project based voucher assistance.

Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
 - ∇ The MHA will continue to utilize available communication strategies to publicize and market its housing units throughout the City of Montgomery and not just target low income/poverty areas. Methods currently being used are print advertisement in the Apartment Guide booklet, a free publication for the community; public service announcements for television, aired on four local network affiliates; and on the MHA website at www@mhatoday.org. This site enables outreach to potential referral sources and offers information on public housing and the Section 8 HCV program to include valuable information on eligibility requirements, documents required to make an application, etc. The MHA website is in the process of being updated. The MHA will also publish a newsletter that will be informative and include resident families and community events. The MHA staff will continue to make periodic presentations to civic groups and neighborhood associations to explain the programs of the MHA.
 - ∇ The MHA has hired a Resident Services Coordinator who will be charged with linking community services to meet the needs of the residents.
 - ∇ The Deconcentration Rule as contained in Section XXVI of the Admissions and Continued Occupancy Policy (ACOP) will continue to be enforced.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
 - ∇ Public Housing: Measures to deconcentrate poverty through our approved Deconcentration Rule as contained in Section XXVI of the Admissions and Continued Occupancy Policy (ACOP) have been implemented and monthly reports are generated for property management to check the status of deconcentration.
 - ∇ Section 8: Measures to provide deconcentration for Section 8 applicants include a website to be established to provide prospective tenants and landlords with available unit locations by poverty levels and census tract.
- Implement public housing security improvements
 - ∇ Limit ingress and egress at all developments.

- ✓ MHA staff will continue working with the Montgomery Police Department (MPD) to improve response time.
 - ✓ MHA is contemplating installing video cameras in housing communities.
 - ✓ Increase and improve lighting in all housing communities.
 - ✓ MHA is revamping the job description to better suit its safety and security needs. The new hire will be responsible for coordinating all of the security activities, putting together a comprehensive Security Plan to provide the security and safety needs of the residents in public housing communities. MHA will examine the possibility of earmarking some of its capital fund monies toward our efforts in providing safe housing communities. The Public Safety Officer will be also maintain a close working relationship with the MPD who provide us with daily incident and arrest reports in our housing communities.
- The MHA continues to enforce its *Screening and Eviction Final Rule*, formerly known as the *One Strike* policy.

Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families. MHA staff will continue its efforts to encourage its residents to move to work by providing services and referrals, etc.
- Provide or attract supportive services to improve assistance recipients' employability. The MHA will continue to seek new innovative partnerships to improve and enhance initiatives for its residents to assist them become employable and employed.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. The MHA will continue to provide on-site resources to assist elderly and/or disabled families with educational, informational and supportive services to encourage independent living.
- Continue to enforce its Community Services Requirements policy.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, sexual preference and disability:
The MHA continues to ensure equal housing opportunity for all housing applicants and affirmatively furthers fair housing as contained in the Fair Housing Policy of the PHA's Admissions and Continued Occupancy Policy (ACOP).
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Affirmative measures to provide a suitable living environment for those living in assisted housing are specified in the PHA's Admissions and Continued Occupancy Policy (ACOP). The PHA is also educating residents at the time of orientation on the new Violence Against Women Act.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
The MHA has 69 handicapped accessible units.
- The periodic meetings with Section 8 landlord/owners/agents continue to be held and staff and owners will continue to be briefed and brought up-to-date on housing discrimination laws, landlord tenant law, new Violence Against Women Act, lead based paint and other pertinent regulations.
- The MHA HCV program staff will research and implement a periodic news letter to Section 8 landlords/owners/agents via print or e-mail to keep them informed/updated on the program rules and regulations.
- MHA Property and HCV Management staff will continue membership with the Montgomery Apartment Association.
- MHA staff is available at any time to answer questions raised by owners and they actively investigate and/or refer any housing discrimination complaints to appropriate entities.
- Emphasis will continue to be placed on improved communication and prompt response.

- MHA will work on marketing strategies to attract new owner participation in the Section 8 HCV program.

Other PHA Goals and Objectives:

- The Montgomery Housing Authority is exploring the feasibility of outsourcing certain functions in order to maximize the efficiency of the operations of this agency, to include: HR/Payroll, Finance/Accounting, Purchasing, Property Management and IT.
- Funds from Fees charged to AMPs and Section 8 will be used to outsource the Central Office Cost Center to include: Personnel, Accounting, IT, Procurement, Property Management and Payroll.

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

The MHA has revised all Plan elements since the prior Plan submission.

- (b) **Identify where the 5-Year and Annual Plan may be obtained by the public.**

The FY 2010 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the *Montgomery Housing Authority*, 1020 Bell Street, Montgomery, Alabama 36104 and at the MHA website www.mhatoday.org.

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

Public Housing

Eligibility

- a. When does the PHA verify eligibility for admission to public housing?
(select all that apply)

- ☐ When families are within a certain number of being offered a unit:
(state number)
- ☐ When families are within a certain time of being offered a unit: (state
time)
- ☒ Other: (describe)

An applicant may pick up and return an application at any one of the HA's rental office in the Housing Communities or from the HA Central Office.

Completed applications with birth certificate and social security cards will be accepted for all applicants and the information will be verified by the HA.

The application must be dated, time-stamped, and referred to the HA's Central Office for selection and process.

Applicants are mailed an appointment to complete the application file. All documentation is verified and a criminal background check is completed. Eligible applicants are notified and placed on a waiting list.

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to the Assignment subsection.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new

admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?
(list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)?
 ∇ Catastrophic and Involuntary Displacement.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
 - ☐ Those previously enrolled in educational, training, or upward mobility programs
 - ☐ Victims of reprisals or hate crimes
 - ☐ Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

Elderly or Disabled/Near-Elderly over Single People

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)

MHA website at www.mhatoday.org

- b. How often must residents notify the PHA of changes in family composition?(select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

- c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

Section 8

Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
 - ☐ Criminal and drug-related activity, more extensively than required by law or regulation
 - ☐ More general screening than criminal and drug-related activity (list factors below)
 - ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
 - ☒ Other (describe below)
 - ✓ The name of the previous landlord, upon request, and with the consent of the participant to supply such information.

Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
 - ☐ Federal public housing
 - ☐ Federal moderate rehabilitation
 - ☐ Federal project-based certificate program
 - ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office

A preliminary application form may be picked up at the main office during times when applications are being accepted. This

form is also made available on the Authority's website at www.mhatoday.org.



Other (list below)

A preliminary application may be picked up at the MHA's Section 8 office at 1070 Bell Street, at the MHA Community Management Offices and other local community locations off-site that are advertised when applications are being accepted.

As may be required to promote deconcentration and to help participants find suitable living arrangements and for other good cause which may be granted by the Section 8 Director.

Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Requests for extensions of the term. A family may request an extension of the Voucher time-period. All requests for extensions should be received in writing prior to the expiration date of the Voucher. Extensions are permissible at the discretion of the HA primarily for the following reasons:

- ∇ Extenuating circumstances, such as hospitalization or a family emergency or an extended period of time which has affected the family's ability to find a unit within the initial 60-day time period.
- ∇ The family has evidence that they have made a consistent effort to locate a unit and request support services from the HA, throughout the initial 60-day period with regard to their inability to locate a unit.
- ∇ The family has turned in a Request For Lease Approval prior to the expiration of the 60-day time period, but the unit has not passed HQS.

Admissions Preferences

a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD

- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☒ Other (list below)
 ✓ The Section 8 Home Ownership Plan
 ✓ The Family Self-Sufficiency Plan
 ✓ The EIV/UIV Policy

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
☒ Other (list below)
 ✓ Advertisements, as needed, public service announcements and publicity.
 ✓ Local Community Agencies
 ✓ MHA website at www.mhatoday.org

2. Financial Resources

The table below lists the Montgomery Housing Authority's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing and Section 8 in Fiscal Year beginning 4/01/2010. The 2009 and earlier Capital Fund and Replacement Housing factor amounts are the unobligated amounts as of 9/30/2009.

Funding Source	Amount	Use
FY2010 PH Operating Fund (Estimated)	\$7,111,753	Operations
FY2010 Capital Fund Program (Estimated based on 2009)	\$3,353,568	Capitol Improvement
FY2010 Capital Fund Program-RHF Grants (2) (Estimated based on 2009)	\$1,235,356	Capitol Improvement
Section 8 Housing Choice Voucher (Estimated based on 2009)	\$10,075,050	Section 8-HAP
Section 8 Housing Choice Voucher (Estimated based on 2009)	\$1,260,000	Section 8-Administrative
Public Housing Dwelling Rent	\$ 983,000	Operations
Resident Opportunity and Self-Sufficiency Grants	\$ 41,025	FSS Coordinator
Capital Fund Recovery Grant 2009	\$ 5,938,353	Capitol Improvement
Capital Funds 2009	\$ 3,353,568	Capitol Improvement
Capital Funds 2008	\$ 2,284,661	Capitol Improvement
Capital Fund-Replacement Housing Grants (2) 2009	\$ 1,235,356	Replacement Housing
Capital Fund-Replacement Housing Grants (2) 2008	\$ 931,144	Replacement Housing
Development Funds*	\$12,748,958	
Total	\$ 50,551,792	

*7,000,000 Sale of Property: \$5,000,000 Obligated from City of Montgomery Tax Credits

3. Rent Determination

Public Housing

Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☒ For increases in earned income: from existing employment of a current household member, the HA will defer the increase to the next regular reexamination.

- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
☒ Other (list below)
 ✓ Families are required to report changes in income within ten (10) calendar days unless on flat rent. Changes in family composition must also be reported within ten

- f. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

∇ Montgomery Apartment Association Survey

Section 8

Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)
 ▽ Increase landlord participation

Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

4. Operation and Management

PHA Management Structure

An organization chart showing the MHA's management structure and organization is included at [Attachment al006a02.](#)

HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1668	355
Section 8 Vouchers	2167	192 loss
Other Federal Programs(list individually)		
Capital Fund Program	1668	355

Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- ✓MHA Admissions and Continued Occupancy Policy (ACOP)
- ✓Dwelling Lease
- ✓MHA Maintenance Manual
- ✓MHA Personnel Policy Handbook
- ✓Handbook for Residents
- ✓Enterprise Income Verification (EIV) Policy
- ✓MHA Employee Safety Manual
- ✓504 Reasonable Accommodation Plan

(2) Section 8 Management: (list below)

- ✓Section 8 Administrative Plan
- ✓Family Self-sufficiency Action Plan
- ✓Home Ownership Plan
- ✓HCV Guidebook
- ✓DVP Guidebook REMOVE
- ✓Enterprise Income Verification (EIV) Policy
- ✓MHA Personnel Policy Handbook
- ✓MHA Employee Safety Manual

5. Grievance Procedures

The Housing Authority's Grievance Procedures for Public Housing and Informal Hearing Procedures for the Section 8 Program are included with Attachment al006b02.

6. Designated Housing for Elderly and Disabled Families

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

7. Community Service and Self-Sufficiency

Job Readiness – will consist of how to complete a job application, how to formulate and type a resume and create a good impression at the interview, on appearance, manners and business etiquette, positive attitude, follow-up after the interview and maintaining the job.

Child Care/Daycare – Provide early childhood education development for children ages 3-5.

GED/Continued Education – Assist clients with the enrollment process and using the appropriate educational program and facility.

Home Ownership - Inform tenants of all aspects of home ownership. Credit counseling, types of loans and how to acquire, instructions to owners on general care and maintenance, closing of property, etc.

Case Management – assist residents with goal setting and awareness of community resources to achieve these goals. Motive and encourage residents to start making plans to improve quality of life.

Home Buyers Education – provide homebuyers education to potential homebuyers seeking affordable home ownership. The Fannie Mae's Guide to Home Ownership Program will be utilized which include preparation for home ownership, shopping for a home, obtaining a loan, closing cost and life as a homeowner.

8. Safety and Crime Prevention

Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☒ Other (describe below)

∇ Comments and concerns received from residents at the Resident meeting to discuss and review PHA Plans.

3. Which developments are most affected? (list below)

Trenholm Court
Gibbs Village (East) and (West)
Victor Tulane Gardens
Paterson Court
Smiley Court
Cleveland Court

Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
 - ∇ Neighborhood Watch Program
 - ∇ Improved Lighting
 - ∇ Security Cameras
 - ∇ Meetings held with the Police Department and City Council to foster a strong working relationship with the intent to seek more patrols in high crime areas, particularly after hours; better response time to calls made by residents; etc.
 - ∇ Hired a contract Public Safety Officer to coordinate crime prevention and awareness activities for residents.

2. Which developments are most affected? (list below)

Trenholm Court
Gibbs Village (East) and (West)
Victor Tulane Gardens
Paterson Court
Smiley Court
Cleveland Court

Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents

- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☒ Other activities (list below)
 - √ The Montgomery Police Department (MPD) is the first responder to all resident 911 calls.
 - √ The MPD implements a WEED & SEED program in the Cleveland Court Community.

2. Which developments are most affected? (list below)

Trenholm Court
 Gibbs Village (East) and (West)
 Victor Tulane Gardens
 Paterson Court
 Smiley Court
 Cleveland Court

9. Pets

The Authority has adopted a Pet Policy which outlines the rules and regulations to owning a pet in public housing. The Pet Policy is included with Attachment al006c02.

10. Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. Attachment al006x02

11. Fiscal Audit

The Fiscal Audit for the Year ended 3/31/2008 is attached to the Agency Plan as Attachment al006d02.

12. Asset Management

- ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)

13. Violence Against Women Act

The Montgomery Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA). The full VAWA Policy can be found in [Attachment al006e02](#).

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Tulane Court (AMP AL006000003)

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

✓ Victor Tulane Court (AMP al006000003). The MHA has received HUD approval for demolition of this property and is in the process of entering into an agreement with a Development Partner for mixed income/mixed finance development of this property. Klien Hornig, LLP, has been contracted with to provide legal counsel and representation for mixed income/mixed finance development.

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

(b) Demolition and/or Disposition

☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

Demolition/Disposition Activity Description
1a. Development name: TRENHOLM COURT
1b. Development (project) number: AL006000005 (AL 6-6)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: (09/2009)
5. Number of units affected: 353
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/2011 b. Projected end date of activity: 03/2012

Demolition/Disposition Activity Description	
1a. Development name:	VICTOR TULANE COURT
1b. Development (project) number:	AL006000003 (AL 6-3&9)
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission:	(04/2008)
5. Number of units affected:	300 [216+84]
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/2009 b. Projected end date of activity: 04/2010

(c) Conversion of Public Housing

☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

(d) Homeownership

Public Housing

☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

Section 8 Tenant Based Assistance

☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982?

Program Description:

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

(e) **Project-Based Vouchers**

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

al006f02 FY2010 CFP Annual Statement (**Form HUD-50075.1**)
al006g02 FY 2010 CFP RHF Annual Statement
al006h02 FY 2010 CFP RHF2 Annual Statement

al006i02 FY2009 CFP P&E Report
al006j02 FY2009 CFP RHF P&E Report
al006k02 FY2009 CFP RHF2 P&E Report
al006l02 FY2009 Capital Recovery Grant (ARRA) P&E Report

al006m02 FY2008 CFP P&E Report
al006n02 FY2008 CFP RHF P&E Report
al006o02 FY2008 CFP RHF2 P&E Report

al006p02 FY2007 CFP P&E Report
al006q02 FY 2007 CFP RHF P&E Report
al006r02 FY2007 CFP RHF2 P&E Report

al006s02 FY2006 CFP P&E Report
 al006t02 FY2006 CFP RHF P&E Report
 al006u02 FY2006 CFP RHF2 P&E Report
 al006v02 FY2005 RHF2 P&E Report

8.2 Capital Fund Program Five-Year Plan

See Attachment: al006w02– FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the Montgomery Housing Authority does not plan to use the Capital Fund Financing Program.

9.0 Housing Needs

Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- -ability	Supply	Quality	Access -ibility	Size	Loca- -tion
Income <= 30% of AMI	7,901	5	5	5	5	5	5
Income >30% but <=50% of AMI	5,157	4	4	4	4	4	4
Income >50% but <80% of AMI	6,104	3	3	3	3	3	3
Elderly	3,972	4	4	4	5	2	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access -ibility	Size	Loca- tion
Families with Disabilities	16,259	5	5	5	5	5	5
Black	9,310	4	4	4	3	4	4
White	3,032	3	3	3	3	3	3
Hispanic	152	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2009
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
The MHA will analyze the possibility of applying for project based voucher funds.

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Comply with the requirements of the Section 8 CAP to ensure improvements I management of the HCV program and SEMAP score.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Affirmatively market to races/ethnicities shown to have disproportionate housing needs

- The MHA will continue a mass communications campaign to publicize housing programs to reach a broader, less targeted area, via public service announcements for television, print advertisement in the Montgomery Apartment Guide (a free publication distributed throughout the Montgomery Area).
- The MHA will continue to maintain its website at www.mhatoday.org The website is updated frequently and promoted in all outreach materials and activities.
- MHA staff will continue to make presentations to neighborhood associations to explain the housing programs of the MHA.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Seek means of reviewing the decline in rents being paid by Section 8 clients.

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board (See [Attachment al006y02](#))

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Montgomery Housing Authority transitioned to site-based property management in 2006. The Public Housing Director, Property Managers and other key management staff continue to meet regularly to discuss ways on how to improve operating methods and provide better services to the residents of our housing communities. Maintenance staff is assigned to each community that enables accountability of their time resulting in improved efficiency and response time. Efforts continue to improve unit turn around time. With the increased emphasis on good housekeeping, more home visits, grounds inspection, reinforcing the need for residents to take pride in their community by participating in keeping their communities clean, there is noticeable improvement in curb appeal in several housing developments. Increased home inspections have also resulted in improved unit conditions. Deficiencies identified by the contracted Inspectors and REAC inspectors are being examined and every effort is being

made to correct the problems in a timely manner. Property Managers attend resident council meetings and encourage participation. The Resident Services Coordinator continues to meet with the Resident Advisory Board on a monthly basis. Property Managers have some purchasing authority that is overseen by the Public Housing Director and the Purchasing department to ensure compliance with procurement policy and procedure. Applications are made available/accepted at each site and processed by a dedicated staff assigned to the Public Housing Director and together they are working aggressively to house applicants and reduce the waiting list. A new Lease, to include the new requirements under the VAWA and Alabama State Law as it relates to rental housing, was approved by the Board and has been implemented. The revised Admissions and Continued Occupancy Policy (ACOP) was approved by the Board on October 21, 2008 and was placed out for the required public comment period. This revised ACOP has been further revised and placed out for public comment and review effective October 21, 2009.

The MHA Investigative Unit has been completely disbanded due to lack of PHDEP funding. The MHA created a new classification and will open a register for the new position of a Public Safety Officer. The MHA has since purchased a live scan finger printing machine to shorten the waiting time for housing applicants and also upgraded its NCIC machine for faster search time. Residents were given written notice that the Montgomery Police Department (MPD) and 911 will now be the first responders to calls from our housing communities. Meetings were held with the local police authorities advising them that our residents must receive the same service as would other citizens of the City.

The Cleveland Court landscaping and parking lot has been completed. Paterson Court parking and street improvements are scheduled to start over the next several months. Heat pumps were installed at Richardson Terrace. Engineering is currently underway for the installation of Central air conditioning at Smiley Court. The playground equipment for Tulane Gardens has been installed. The boarding up of units at Trenholm and Tulane Courts continues. The generator for the elevators at Richardson Terrace is scheduled to commence by year end. Cages to house air conditioners at Paterson Court are being installed.

The demolition application for 76 structurally damaged units at Smiley Court was electronically filed and has since been approved by the Chicago SACS Center. Upon completion of the demolition, construction of localized play areas and landscaping will be completed on some of the vacant land. This demolition will improve density and curb appeal.

The Demolition/Disposition application for the Riverside Heights AL 6-1 and AL 6-7 housing development was approved by the Special Applications Center in HUD-Chicago. All residents were successfully relocated. The property is vacant and has been secured by fencing to prevent theft and vandalism. The City and MHA attorneys reviewed all closing documents and this property was closed on

in December 2007. The monies received from the sale are in an escrow account and will be used as seed money for redevelopment of phase II of Victor Tulane Court.

The MHA is working to attain 100% occupancy at its Victor Tulane Gardens AL 6-23, the new housing development and also working on improving its overall vacancy rate. Special emphasis is being placed on good housekeeping and resident participation in keeping their community clean; stricter rules were implemented and are being enforced to ensure better property management. Playground equipment has been installed. The MHA Board approved the purchase of two parcels of land one adjacent to Tulane Gardens and the other adjacent to Cedar Park. One parcel has been purchased. The HA has utilized this space to build a maintenance shop to support services to the residents at Tulane Gardens.

The board of Commissioners approved moving forward with the demolition and redevelopment of the remaining 84 units at Victor Tulane Court AL 6-3 and 216 units (total development) at Victor Tulane Court AL 6-9 and this is included in our PHA Plan. The application for demolition of this property was filed and approved by HUD. The MHA's Mixed Income/Mixed Finance plan was approved by HUD and the MHA proposes to redevelop this property as a mixed income/mixed finance development. [See attached.]

A Development Partner was sought and the Integral Group received the award; the services of a Legal Counsel was sought and Klien Hornig, LLP has been contracted with to provide legal and financial advice on mixed income/mixed finance development. The application made for relocation vouchers was approved and the relocation process will commence as planned. The MHA also plans to make an application for Tax Credits with the Alabama Housing and Finance Authority.

The MHA Board of Commissioners approved the recommendation made for Trenholm Court AL 6-6 to be one of the developments for demolition/disposition and redevelopment using HOPE VI funding when it becomes available. An architectural firm has been hired to prepare a conceptual drawing for a mixed income/mixed finance development on this site. HUD approval has been sought to undertake a market study for best use of this property.

The HA is considering the feasibility of developing its Cedar Park land site. A study will also be conducted to determine the feasibility of building a smaller community at this site.

Note: The Riverside Heights property sale agreement for with the City of Montgomery provides for the offices located on Bell Street to remain occupied as is for up to a period of five years commencing from the date of closing.

The Authority sought and received HUD approval to contract with a Realtor to work with the MHA to seek out suitable replacement properties in and around the City to enable the HA either acquire and/or build better housing for its residents.

The Authority's overall original PHAS score for 3/31/2008 is 69. The MHA is a "standard" performer. We are working on improving on each of the PHAS indicators and will continue to strive to attain better scores and reach our goal to become a high performer by 2011. A staff member is dedicated to quality assurance and this, along with the emphasis being placed on increased inspections, improved management of client files, reduction in errors, improve compliance with RIM requirements, etc., will go a long way in helping us attain our goal. Marketing efforts are also being made to increase occupancy. The HA also continues to implement its de-concentration policy community-wide. All RIM review deficiencies have been addressed and the HA was notified by HUD that the required corrective actions submitted by the Authority have been accepted.

The SEMAP score for FYE 3/31/2008 is 78 and is a standard performer. The Section 8 department has made grant applications for the Section 8 Family Self-Sufficiency (FSS) and Home-ownership programs; The MHA continues to maintain and service FSS and the Section 8 Homeownership clients. The Section 8 department started working the new waiting list. The Section 8 department is working to improve its lease up and utilization. The Section 8 Administrative Plan was revised, placed out for comment and approved by the Board for implementation.

The MHA extended the contract with TAG Associates, Inc., to administer the Disaster Housing Assistance Program (DHAP). The MHA plans to privatize the Section 8 Housing Choice Voucher program and the Request For Proposal was issued and responses will be evaluated and sent to HUD for their further review and approval.

The MHA contracted with a consultant for an organizational review which was completed and upon Board approval of the recommendations, staffing will be reorganized to right size the operations of the MHA. The MHA also contracted with a consultant for a Financial Review and upon Board approval, the recommendations made will be implemented.

It is also hoped that with the reorganization/restructuring of the MHA, improved communications, emphasis on customer service and overall improvement in management operations, MHA will be able to operate more efficiently and effectively and fulfill its mission and goals to provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Montgomery Housing Authority
Mixed-finance Housing Development Plan
June 8, 2007

Introduction

Beginning in 2005, the Montgomery Housing Authority disposed of three of its properties collectively known as Riverside Heights. In a negotiated sale, MHA sold the properties to the City of Montgomery for \$12 million. HUD approved the disposition through its Special Applications Center with the stipulation that all of the money be used for new mixed-finance mixed-income housing. The first portion of Riverside Heights was sold for \$7 million and that money is on deposit in an escrow account awaiting approval of a mixed-finance plan. The balance of \$5 million will soon be available from the closing of the second portion of Riverside Heights.

Along with this narrative, the Authority is presenting to HUD a standard Rental Term Sheet and the supporting financial schedules. The Rental Term Sheet is the required submission from HUD for approval of a mixed-finance plan. Typically, however, the Rental Term Sheet follows a more detailed and explanatory Revitalization Plan as part of a HOPE VI Grant. As MHA did not receive a HOPE VI Grant, it seemed appropriate to include some additional narrative on the overall plan for housing development along with the Rental Term Sheet.

After considerable discussion and study with both the City of Montgomery and the Authority's consultants, MHA has opted to use the disposition proceeds to redevelop two of its distressed assets in downtown Montgomery. The first is proximate to the State Capitol and governmental buildings and second borders the growing riverfront development. These are Tulane and Trenholm. Although Trenholm appears to be an excellent candidate for the HOPE VI program (should it receive reauthorization) - the Authority has opted to begin with Tulane Court. In this way it can gain development experience and better position itself for the follow-on development at Trenholm.

Tulane Court also seemed natural starting place with a chance to replace severely outdated, physically obsolete public housing. The current housing was built in the 1950s and has recent REAC scores as low as 52. Now only 77% occupied, the poorly maintained property has become a blight on the neighborhood and is known for its high crime rate.

This document and the accompanying Rental Term Sheet should provide comfort to HUD that the Authority has begun in the right direction in its redevelopment efforts. The plan has been conceived to address each important element of the successful replacement of traditional public housing with lower density mixed-income mixed-finance housing. First and foremost the Authority has a plan for the involvement of residents and successful relocation. Secondly, the Authority understands that it cannot handle many of the necessary tasks to

complete a successful redevelopment and has begun procuring other important team members.

Finally, the planning of the Tulane redevelopment has focused on a realistic and comprehensive task schedule and financing plan. In this way, the actual redevelopment will be guided by specific goals and not a general hope that the property can be redeveloped. The following sections address these elements in more detail.

Resident Involvement and Relocation

Over the past several years, MHA has replaced older public housing units across the street from Tulane Court with a new public housing only development known as Tulane Gardens. One of the compelling reasons to raze the Tulane Court site and replace it with new housing is the appearance of a bifurcated social system with the “better” residents being across the street. Apparently, in the tenant meetings leading up to the demolition of a portion of Tulane and rebuilding of new public housing units, the residents at the remaining Tulane Court were informed that additional new housing opportunities would be available.

Because of this past work, the majority of the residents are familiar with the relocation process and aware that MHA plans to soon redevelop the balance of Tulane. An initial version of this plan has also appeared in Montgomery's Annual PHA Plan and the board has held open sessions regarding future development.

As the schedule being submitted with this plan and Rental Term Sheet will show, the Authority will soon hold a meeting with the resident Council and present the necessary offer to sell. It will then proceed to have the first of its open presentations to the residents and to begin to help them with their specific relocation needs. MHA staff will discuss with residents the timeframe for the project, relocation options, and the intention to operate this section of Tulane Court as a property named, designed, and managed separately from the Tulane Gardens development. Residents will complete a survey regarding their preferences for relocation. The Authority will likely employ a different ACOP at the new property and it will be explained to current residents that they must meet certain requirements to return to the units created in this development.

Currently, there are 216 occupied households out of a total of 280 units at the remaining Tulane Court property. Relocation options include the approximately 226 vacant units in MHA's other communities and an ample supply of unused Section 8 vouchers. Because of the quantity of available resources, MHA does not plan to apply for additional Section 8 vouchers. Based on previous relocation efforts, most recently at Riverside Heights, MHA anticipates that a large majority of Tulane Court residents will choose Section 8 vouchers. However, a sufficient

number of units are available in other public housing developments as well. MHA is actively investigating the possibility of outsourcing its relocation efforts and, in particular, the relocation of residents using Housing Choice Vouchers. Having additional support for handling a large outflow of vouchers would relieve the MHA Section 8 staff of an excessive workload and better assure that the residents receive sufficient attention to make their most informed housing choice.

1 It should be noted that the units built at Tulane Gardens did not receive housing tax credits and were built only from HUD Capital Funds and Replacement Housing Funds. In the proposed scenario of this revitalization plan, almost \$25 million of nonpublic housing money would be used.

Development Team

The Authority plans to play a significant role in the development and will be responsible for overall project success. This will allow it to build its development skills and replicate the process in future phases and development projects. It does not, however, have the capacity to complete the development with only internal resources. MHA has retained Censeo to act as its Program Manager and Financial Advisor throughout the process - integrating HUD regulatory and financing requirements with the overall development program. Censeo will advise the Authority during its negotiations with potential development partners. The program manager will also be responsible for overall schedule coordination, sourcing additional financing, and creating and monitoring budgets.

The development team will be comprised of the following:

- Program Manager/Financial Consultant
- Development Partner
- Architect and Engineer
- General Contractor
- Relocation consultant / Section 8 voucher administrator
- Environmental Consultant
- Mixed-finance legal Counsel
- Market Analyst

MHA is in the process of procuring many of these team members in advance of approval of the plan. A

legal services RFQ was released in May with responses due June 20. An RFQ for Development Partner has been drafted and is under review by the HUD. The Development Partner RFQ has a deadline of late July. MHA will soon begin the process of procuring a Market Analyst to produce primary data on potential tenants as well as a. All team members will be properly procured through Part 85 as required by HUD.

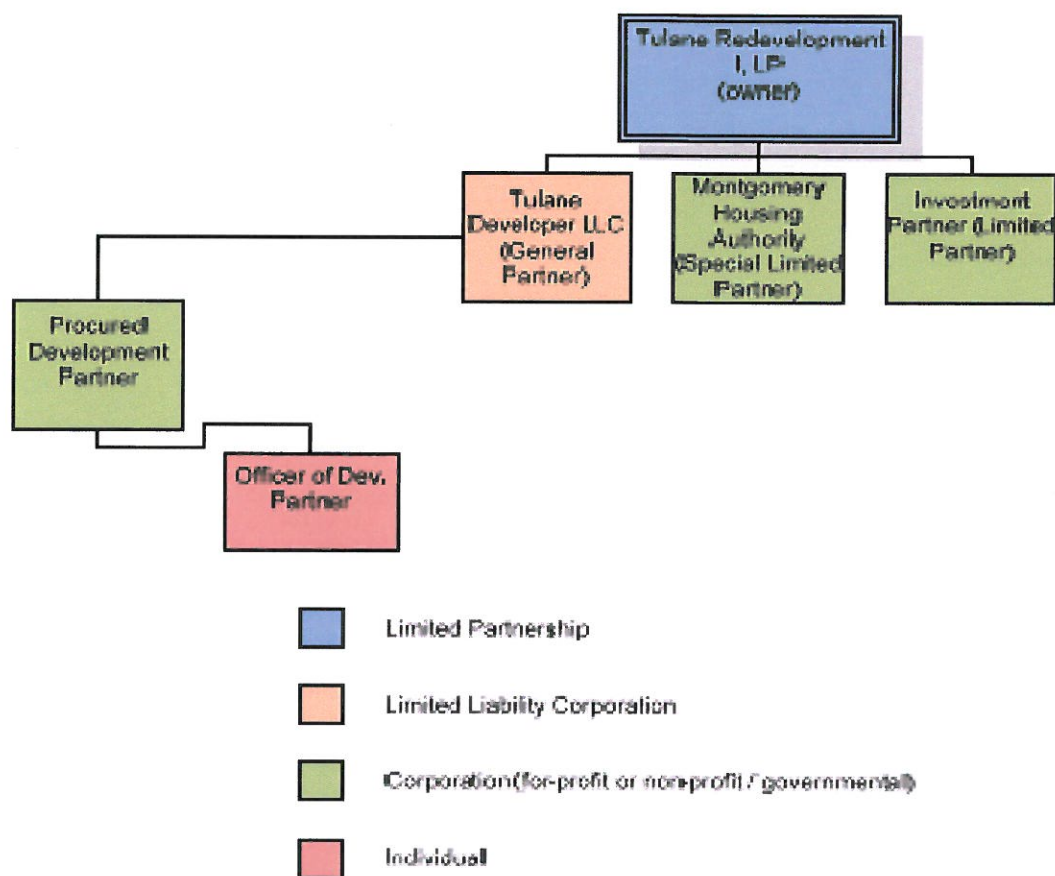
Schedule & Financing

Presented with the Rental Term Sheet is a comprehensive schedule for the redevelopment of Tulane. This schedule is driven around producing a low income housing tax credit application for the March 2008 cycle of the Alabama Housing Finance Authority. Housing tax credit equity makes up the vast majority of financial resources for the development of the actual housing. MHA plans two identical phases – each with 100 units and a community center. Prior to the housing development, MHA will need to spend funds from the Riverside Heights disposition to demolish the property and update the infrastructure. MHA has reserved \$3 million for these activities and \$4 million to be used as loans to the two limited partnerships that will own the new properties.

MHA has sufficient sources to complete this project and then begin development at Trenholm. In addition to the \$12 million from the actual disposition of Riverside Heights, the Authority will have the interest earned during the time the funds are held and up to 10 years of replacement housing funds on Riverside and the units demolished at Tulane.

Similar to a HOPE VI development, MHA will realize a share of the development fee from the housing development. The Authority will provide a ground lease to the partnership formed to own each phase of the housing. The Development Partner will serve as GP and provide any necessary financial guarantees.

The Authority will be a Special Limited Partner in the ownership structure and provide operating subsidy to the public housing units. The developments will be subject to HUD TDC limits. The diagram below illustrates the anticipated ownership structure for the first phase of the Tulane Court redevelopment:



Prior to the housing tax credit application, the Authority needs to complete a Part 58 environmental review and a demolition / disposition application. Once a tax credit allocation is received the developer will be required to meet carryover which is expending 10% of the total development cost before the end of the calendar year in which the credits are allocated. The units must also be placed in service no later than December 31, 2010. Due to these two timing requirements the Authority cannot wait on an allocation of credits to begin the disposition and demolition processes. MHA must go forward assuming that it will be successful in obtaining a tax credit allocation.

Program Characteristics and Next Steps

MHA is committed to utilizing its public assets to improve the quality of life and economic health of its residents as well as community neighborhoods. The Tulane Court property was recognized by the City of Montgomery as an “opportunity site” in the Downtown Master Plan. MHA’s vision for this redevelopment is to create a community where people of different economic strata, races and cultures will live, learn, work, play and raise families in close proximity to abundant employment, retail, and cultural opportunities.

Beginning with this redevelopment, the Authority is committed to expanding its presence in the affordable housing community and going beyond the bounds of traditional HUD-subsidized public housing. MHA realizes that there is a substantial demand for not only housing at this income level, but also for workforce housing and subsidized, service-enriched housing for the elderly. Having studied models of other public housing authorities in communities across the country that have become agents of change in those cities, MHA plans to play that role in the City of Montgomery. The Authority will coordinate with city planners to ensure that the new development is in line with the City’s Downtown Master Plan and the recent redevelopment study of Centennial Hill, the historically significant neighborhood of which Tulane Court is a part.

MHA will require that development, design, construction and long-term operations of the project will be environmentally sound, resource efficient, and respectful of the physical, historical and cultural traditions of the prospective residents and surrounding neighborhoods. Because low-income housing tax credits (LIHTC) will be vital to the success of this project, the Authority must adhere to standards outlined in the most recent Qualified Allocation Plan (“QAP”) from the Alabama Housing Finance Authority (AHFA). MHA and its development partner will also ensure that the following development values are represented in the redevelopment program of Tulane:

- Creation of rental units indistinguishable in quality and visual appearance from rental units for other levels of income in developments continuous and integrated into the larger community;

- Maximization of public and affordable housing opportunities for residents;
- Maximization of the use of private financing to minimize the investment of limited MHA resources;
- Establishment of a vehicle to engage residents of all income levels and backgrounds, local institutions and other stakeholders in the revitalization effort;
- Creation of employment and business opportunities for public housing residents, resident owned businesses, and other minority / women owned businesses that provide bona-fide commercial value to the project, such that residents and businesses build skills and experience in working on MHA related development projects that can be valuable in non-MHA related work;
- Reflection of architectural and urban design standards of Montgomery neighborhoods, recognizing applicable cost limitations
- Enhancement of the professional knowledge, skills and ability of the MHA development, financial and management staff;
- Involvement of the community and potential residents throughout the course of the development process; and
- Use of the principles of new urbanism whenever feasible to establish an environmentally affable community that promotes diverse, compact, vibrant, mixed use community.

Upon approval from the Field Office, MHA will move forward with relocation of the existing tenants on the Tulane Court site as well as completing environmental studies and a demolition/disposition application to be filed with the HUD Special Applications Center.

(b) Significant Amendment and Substantial Deviation/Modification

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

DEFINITION OF “SUBSTANTIAL DEVIATION” OR “SIGNIFICANT AMENDMENT OR MODIFICATION”

MHA defines “substantial deviation” and “significant amendment or modification” as discretionary changes in its plans or policies which fundamentally alter the mission, goals or objectives of the Agency and which require formal approval by the Board of Commissioners. Examples would include:

- Demolition or Disposition
- Designation changes
- Homeownership
- Conversions
- Addition of Major Work Categories

Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned issues will not be considered “substantial” or “significant” and will not require public notice or comment.

(c) Memorandum of Agreement

The Housing Authority does not have a Memorandum of Agreement with the United States Department of Housing and Urban Development at this time.

Capital Fund Program Five-Year Action Plan

Part I: Summary

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Montgomery, AL				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ____	
Development Number/Name/HA- Wide	Year 1 CFP Grant: 2010 PHA FY: 2010	Work Statement for Year 2 CFP Grant: 2011 PHA FY: 2011	Work Statement for Year 3 CFP Grant: 2012 PHA FY: 2012	Work Statement for Year 4 CFP Grant: 2013 PHA FY: 2013	Work Statement for Year 5 CFP Grant: 2014 PHA FY: 2014
	Annual Statement				
PHA-Wide					
1406-Operations	670,713.00	670,713.00	670,713.00	670,713.00	670,713.00
1408-Management Improvements	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00
1410-Administration	335,356.00	335,356.00	335,356.00	335,356.00	335,356.00
1411-Audit	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
1430-1450-1460-1465					
Physical Improvements	225,000.00	225,000.00	225,000.00	225,000.00	225,000.00
1470-1475-Non Dwelling Structure/Equip	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Cleveland Court					
AMP 002/ Dev. 6-2					
1430-1450-1460-1465	1,380,499.00				
Physical Improvements					
1495-Relocation					

Capital and Program Five-Year Action Plan

Part I: Summary

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Montgomery, AL		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ____			
Development Number/Name/HA- Wide	Year 1 CFP Grant: 2010 PHA FY: 2010	Work Statement for Year 2 CFP Grant: 2011 PHA FY: 2011	Work Statement for Year 3 CFP Grant: 2012 PHA FY: 2012	Work Statement for Year 4 CFP Grant: 2013 PHA FY: 2013	Work Statement for Year 5 CFP Grant: 2014 PHA FY: 2014
Trenholm Court					
AMP 005 / Dev. 6-6					
1430-A&E Fees-Demolition		125,000.00			
1485-Demolition		1,000,000.00			
1495-Relocation		200,000.00			
1499-Development		-	450,000.00	800,000.00	800,000.00
Gibbs East					
AMP 006/ Dev.6-12					
1430-1450-1460-1465		334,203.00	489,203.00	220,000.00	408,000.00
Physical Improvements					
Gibbs West					
AMP 007 / Dev.6-12					
1430-1450-1460-1465		221,296.00	326,135.00	145,161.00	272,499.00
Physical Improvements					
Smiley Court					
AMP 008 / Dev.6-13					
1430-1450-1460-1465			615,161.00	715,338.00	400,000.00
Physical Improvements					
	3,353,568.00	3,353,568.00	3,353,568.00	3,353,568.00	3,353,568.00

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

[illegible]

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 CFP Grant: 2013 PHA FY: 2013			Activities for Year:5 CFP Grant: 2014 PHA FY: 2014		
2010	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide			PHA Wide		
	1406	Operations	\$670,713.00	1406	Operations	\$670,713.00
	1408	Management Improvements	\$200,000.00	1408	Management Improvements	\$200,000.00
	1410	Administration	\$335,356.00	1410	Administration	\$335,356.00
	1411	Audit	\$2,000.00	1411	Audit	\$2,000.00
	1430	Fees & Costs	\$50,000.00	1430	Fees & Costs	\$50,000.00
	1450	Site Improvements	\$50,000.00	1450	Site Improvements	\$50,000.00
	1460	Dwelling Structure Improvements	\$50,000.00	1460	Dwelling Structure Improvements	\$50,000.00
	1465	Dwelling Equipment	\$75,000.00	1465	Dwelling Equipment	\$75,000.00
	1470	NonDwelling Structures	\$20,000.00	1470	NonDwelling Structures	\$20,000.00
	1475	NonDwelling Equipment	\$20,000.00	1475	NonDwelling Equipment	\$20,000.00
		AMP 005 / Dev. 6-6		Trenholm Court	AMP 005 / Dev. 6-6	
	1499	Redevelopment	\$800,000.00	1499	Redevelopment	\$800,000.00
		Gibbs East		Gibbs East	AMP 006 / Dev. 6-12	
	1460	Dwelling Structures	\$220,000.00	1460	Dwelling Structures	\$408,000.00
		Window and Door Replacement			Window and Door Replacement	
		Gibbs West		Gibbs West	AMP 007 / Dev. 6-12	
	1460	Dwelling Structures	\$145,161.00	1460	Dwelling Structures	\$272,499.00
		Window and Door Replacement			Window and Door Replacement	
		Smiley Court		Smiley Court	AMP 008/ Dev. 6-13	
	1450	Site Improvements	\$715,338.00	1450	Site Improvements	\$400,000.00
		Storm and Drainage			Storm and Drainage	
		Total CFP Estimated Cost -	\$3,353,568.00		Total CFP Estimated Cost -	\$3,353,568.00

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appr c. 2577-0226

Attachment
al006v02

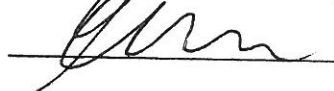
HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006502-05		FFY of Grant Approval 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2009					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$406,745.00		\$406,745.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$406,745.00	\$0.00	\$406,745.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and D

 12-9-09

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-05

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$406,745		\$406,745		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

[Signature] 12-9-09

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-05

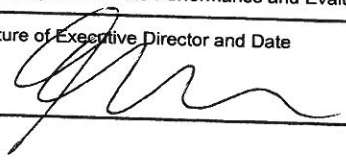
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	3/2008			1/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-09

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appro 2577-0226

Attachment
al006u02

HA Name Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-06	FFY of Grant Approval 2006
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Program Year Ending 9/30/2009

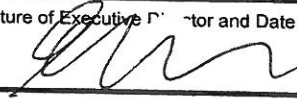
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$414,139.00		\$414,139.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$414,139.00	\$0.00	\$414,139.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-07

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

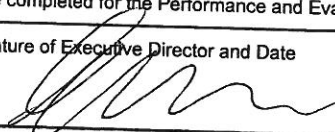
**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-06

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	3/2008			7/2010			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 12-9-09

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

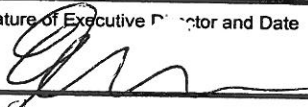
U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appr No. 2577-0226

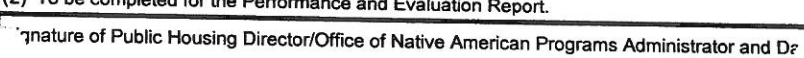
Attachment
al006t02

HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006501-06		FFY of Grant Approval 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$308,715.00		\$308,715.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$308,715.00	\$0.00	\$308,715.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date
 12-9-07

(2) To be completed for the Performance and Evaluation Report.

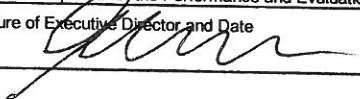
Signature of Public Housing Director/Office of Native American Programs Administrator and Director


Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$308,715		\$308,715		0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
Signature of Executive Director and Date
 12-9-07

(2) To be completed for the Performance and Evaluation Report.
Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-06

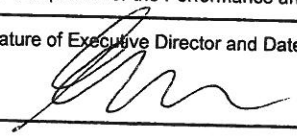
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	3/2008			7/2010			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-09

Performance and Evaluation Report

Part I: Summary
Housing Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Attachment
al006s02

Name Housing Authority of the City of Montgomery, AL		Capital Fund Program Grant Number AL09P006501-06		FFY of Grant Approval 2006	
Original Annual Statement [] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number 4					
[] Final Performance and Evaluation Report					
Performance and Evaluation Report as of 01-31-2010					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		(Revision #3) Original	(Revision #4) Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$794,286.00	\$794,286.00	\$794,286.00	\$794,286.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$30,000.00	\$81,333.31	\$81,333.31	\$30,000.00
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$609,692.75	\$618,378.59	\$618,378.59	\$343,953.12
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$50,696.00	\$766,696.00	\$766,696.00	\$50,696.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$70,915.48	\$70,915.48	\$70,915.48	\$70,915.48
12	1470 Nondwelling Structures	\$0.00	\$897,500.00	\$897,500.00	\$0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$668,750.00	\$668,750.00	\$668,750.00	\$239,463.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1499 Development Activities	\$1,747,092.77	\$73,573.62	\$73,573.62	\$73,573.62
20	1502 Contingency (may not exceed 8% of line 20)				
	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,971,433.00	\$3,971,433.00	\$3,971,433.00	\$1,602,887.22
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security	\$260,000.00	\$30,000.00	\$30,000.00	\$30,000.00
	Amount of line 20 Related to Energy Conservation Measures				

Be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

READ, CLEAR, AND RECOMMEND
FOR APPROVAL AND SIGNATURE

LOCCS

ENTERED ON 2/23/10

ENTERED BY lin

DATE 2-22-10 SIGNATURE

02/23/2010

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09P006501-06

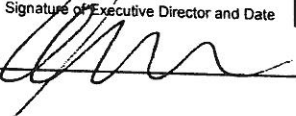
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u> Operations	1406		\$794,286.00	\$794,286.00	\$794,286.00	\$794,286.00	
<u>PHA-Wide</u>	<u>Management Improvements</u> PHA Wide Security patrols	1408		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Subtotal 1408			\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
<u>PHA-Wide</u>	<u>Administrative</u> Administrative-Salaries and Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA Wide</u>	<u>Dwelling Equipment</u> Refrigerators & Stoves	1465		\$70,915.48	\$70,915.48	\$70,915.48	\$70,915.48	
	Subtotal 1465			\$70,915.48	\$70,915.48	\$70,915.48	\$70,915.48	
<u>PHA Wide</u>	<u>Fees & Costs</u> A&E Fees Office Building Renovation	1430		\$0.00	\$44,390.00	\$44,390.00	\$2,000.00	
	Subtotal 1430			\$0.00	\$44,390.00	\$44,390.00	\$2,000.00	
<u>PHA Wide</u>	<u>NonDwelling Structures</u> Administrative Office Buidling-Acquisition	1470		\$0.00	\$897,500.00	\$897,500.00	\$0.00	
	Subtotal 1470			\$0.00	\$897,500.00	\$897,500.00	\$0.00	
Paterson Court AMP 004/ Dev.6-5,8	<u>Dwelling Improvements</u> Bath/Kitchen Improvements 12 units	1460		\$50,696.00	\$50,696.00	\$50,696.00	\$50,696.00	
	Subtotal 1460			\$50,696.00	\$50,696.00	\$50,696.00	\$50,696.00	
	TOTAL Paterson Court			\$50,696.00	\$50,696.00	\$50,696.00	\$50,696.00	

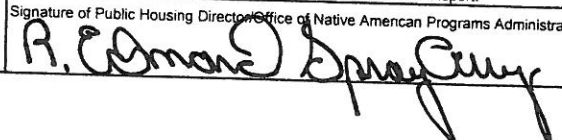
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 2-10-10

 2/23/2010

AL09P006501-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
Gibbs East AMP 006/ Dev.6-12	<u>Fees and Costs</u> A&E Fees HVAC Modernization	1430		\$55,990.65	\$55,990.65	\$55,990.65	\$55,990.65	
	Subtotal 1430			\$55,990.65	\$55,990.65	\$55,990.65	\$55,990.65	
	<u>Dwelling Improvements</u> Replacement HVAC System	1460		\$0.00	\$429,600.00	\$429,600.00	\$0.00	
	Subtotal 1460			\$0.00	\$429,600.00	\$429,600.00	\$0.00	
	TOTAL Gibbs East			\$55,990.65	\$485,590.65	\$485,590.65	\$55,990.65	
Gibbs West AMP 007/ Dev. 6-12	<u>Fees and Costs</u> A&E Fees HVAC Modernization	1430		\$37,327.10	\$37,327.10	\$37,327.10	\$37,327.10	
	Subtotal 1430			\$37,327.10	\$37,327.10	\$37,327.10	\$37,327.10	
	<u>Dwelling Improvements</u> Replacement HVAC System	1460		\$0.00	\$286,400.00	\$286,400.00	\$0.00	
	Subtotal 1460			\$0.00	\$286,400.00	\$286,400.00	\$0.00	
	TOTAL Gibbs West			\$37,327.10	\$323,727.10	\$323,727.10	\$37,327.10	
Victor Tulane Court AMP 003 / AL6-3 & 6-9	<u>Management Improvements</u> Relocation Counseling/Resident Case Management	1408		\$0.00	\$51,333.31	\$51,333.31	\$0.00	
	Subtotal 1408			\$0.00	\$51,333.31	\$51,333.31	\$0.00	
	<u>Fees and Costs</u> A&E Fees Demo	1430		\$93,400.00	\$53,400.00	\$53,400.00	\$36,369.63	
	Program Management including Legal	1430		\$422,975.00	\$427,270.84	\$427,270.84	\$212,265.74	
	Subtotal 1430			\$516,375.00	\$480,670.84	\$480,670.84	\$248,635.37	
	<u>Demolition</u> Tulane Court Demo	1485		\$668,750.00	\$668,750.00	\$668,750.00	\$239,463.00	
	Subtotal 1485			\$668,750.00	\$668,750.00	\$668,750.00	\$239,463.00	
	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$1,747,092.77	\$73,573.62	\$73,573.62	\$73,573.62	
	Program Management 1430							
	Subtotal 1499			\$1,747,092.77	\$73,573.62	\$73,573.62	\$73,573.62	
	TOTAL Victor Tulane Court			\$2,932,217.77	\$1,274,327.77	\$1,274,327.77	\$561,671.99	
TOTAL CFP 501-06				\$3,971,433.00	\$3,971,433.00	\$3,971,433.00	\$1,602,887.22	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

[Signature] 2-10-10

R. Edmond Sprague 2/23/2010

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

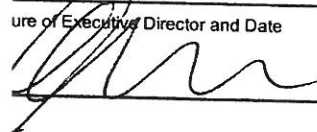
U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Wide	7/2008			07/17/10			

completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 2-10-10

Signature of Public Housing Director/Office of Native American Programs Adminis

R. Comand Spring 2/23/2010

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appro No. 2577-0226

Attachment
al006r02

HA Name Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-07	FFY of Grant Approval 2007
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number

☐ Final Performance and Evaluation Report

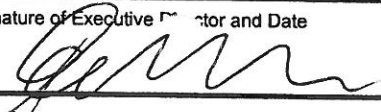
☒ Performance and Evaluation Report for Program Year Ending 9/30/2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$391,685.00		\$391,685.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$391,685.00	\$0.00	\$391,685.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 12-9-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Director

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
Urban Development
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-07

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$391,685		\$391,685		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date 12-9-07

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-07

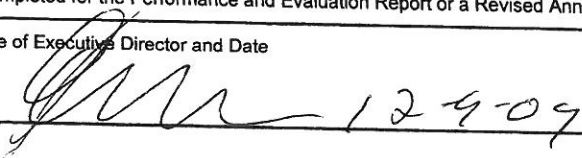
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	3/2008			9/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-09

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0226

Attachment
al006q02

HA Name Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-07	FFY of Grant Approval 2007
--	---	--------------------------------------

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number

☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Program Year Ending 9/30/2009

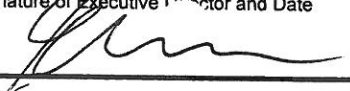
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$649,792.00		\$649,792.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$649,792.00	\$0.00	\$649,792.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-09

[illegible]

Urban Development

AL09R006501-07

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

~~Signature of Executive Director and Date~~

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-07

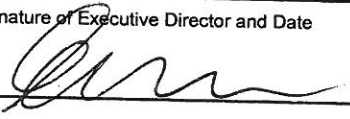
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	3/2008			9/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-07

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Attachment
al006p02

FEB 16 2010

HA Name Housing Authority of the City of Montgomery, AL		Capital Fund Program Grant Number AL09P006501-07		FFY of Grant Approval 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 4		<input type="checkbox"/> Final Performance and Evaluation Report			
[X] Performance and Evaluation Report as of 01-31-2010					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		(Revision #3) Original	(Revision #4) Revised ✓	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)	\$725,278.00	\$725,278.00	\$725,278.00	\$725,278.00
4	1410 Administration (May not exceed 10% of line 20)	\$38,221.63	\$162,888.32	\$162,888.32	\$38,221.63
5	1411 Audit	\$130,863.84	\$130,863.84	\$130,863.84	\$130,863.84
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$159,420.70	\$391,462.03	\$391,462.03	\$137,870.22
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$2,317,009.82	\$1,960,301.80	\$1,960,301.80	\$835,230.74
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$33,294.68	\$33,294.68	\$33,294.68	\$33,294.68
14	1485 Demolition	\$28,908.49	\$28,908.49	\$28,908.49	\$28,908.49
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$191,412.84	\$191,412.84	\$191,412.84	\$191,412.84
19	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to LBP Activities	\$3,626,390.00	\$3,626,390.00 ✓	\$3,626,390.00	\$2,123,060.44
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security	\$30,000.00	\$11,840.12	\$11,840.12	\$11,840.12
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$1,288,788.00	\$1,288,788.00	\$1,288,788.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

R. Edwards
2/23/2010

DATE

2/23/2010
2/23/2010

SIGNATURE

[Signature]

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09P006501-07

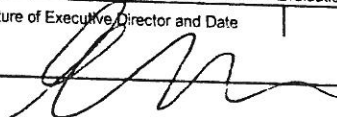
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u> Operations	1406		\$725,278.00	\$725,278.00	\$725,278.00	\$725,278.00	
<u>PHA-Wide</u>	<u>Management Improvements</u> Investigators/Security	1408		\$10,565.12	\$11,840.12	\$11,840.12	\$11,840.12	
	Consulting Fees - Financial	1408		\$27,656.51	\$26,381.51	\$26,381.51	\$26,381.51	
	Subtotal 1408			\$38,221.63	\$38,221.63	\$38,221.63	\$38,221.63	
<u>PHA-Wide</u>	<u>Administrative</u> Administrative-Salaries and Benefits	1410		\$130,863.84	\$130,863.84	\$130,863.84	\$130,863.84	
	Subtotal 1410			\$130,863.84	\$130,863.84	\$130,863.84	\$130,863.84	
<u>PHA-Wide</u>	<u>Fees and Costs</u> A & E Fees and Costs	1430		\$24,966.09	\$23,783.67	\$23,783.67	\$23,783.67	
	Physical Needs Assessment	1430		\$13,600.00	\$13,660.00	\$13,660.00	\$13,660.00	
	A&E Fees Office Building Renovation	1430		\$0.00	\$10,125.00	\$10,125.00	\$0.00	
	Subtotal 1430			\$38,566.09	\$47,568.67	\$47,568.67	\$37,443.67	
<u>PHA-Wide</u>	<u>Site Improvement</u> Exterior Site Improvements	1450		\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	
	Subtotal 1450			\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	
Victor Tulane Crt AMP 003/ Dev.6-3,9	<u>Management Improvements</u> Relocation Counseling/Resident Case Management	1408		\$0.00	\$124,666.69	\$124,666.69	\$0.00	
	Subtotal 1408			\$0.00	\$124,666.69	\$124,666.69	\$0.00	
	<u>Fees and Costs</u> A & E Fees and Costs	1430		\$88,336.50	\$88,625.25	\$88,625.25	\$88,625.25	
	Program Management including Legal	1430		\$0.00	\$222,750.00	\$222,750.00	\$0.00	
	Subtotal 1430			\$88,336.50	\$311,375.25	\$311,375.25	\$88,625.25	
	<u>Relocation Costs</u> Relocate residents to available units for redevelopment	1495.1		\$191,412.84	\$191,412.84	\$191,412.84	\$191,412.84	
	Subtotal 1495			\$191,412.84	\$191,412.84	\$191,412.84	\$191,412.84	
	TOTAL Victor Tulane Court			\$279,749.34	\$627,454.78	\$627,454.78	\$280,038.09	

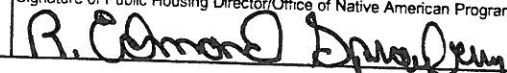
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 2-10-10

 2/23/2010

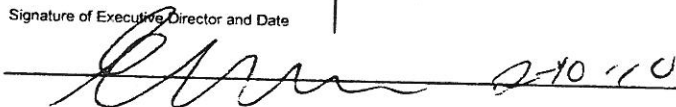
AL09P006501-07

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
Gibbs East AMP 006/ Dev.6-12	<u>Fees and Costs</u>							
	A&E Fees HVAC Modernization	1430		\$19,510.87	\$19,510.87	\$19,510.87	\$7,080.78	
	Subtotal 1430			\$19,510.87	\$19,510.87	\$19,510.87	\$7,080.78	
	<u>Dwelling Structures</u>							
	Replacement HVAC System	1460		\$1,202,873.00	\$773,273.00	\$773,273.00	\$315,039.07	
	Repair vandalized units	1460		\$187,333.09	\$186,099.37	\$186,099.37	\$186,099.37	
	Subtotal 1460			\$1,390,206.09	\$959,372.37	\$959,372.37	\$501,138.44	
	<u>Non-Dwelling Structures</u>							
	Construct new maintenance facility	1470		\$33,294.68	\$33,294.68	\$33,294.68	\$33,294.68	
	Subtotal 1470			\$33,294.68	\$33,294.68	\$33,294.68	\$33,294.68	
	TOTAL Gibbs East			\$1,443,011.64	\$1,012,177.92	\$1,012,177.92	\$541,513.90	
Gibbs West AMP 007/ Dev. 6-12	<u>Fees and Costs</u>							
	A&E Fees HVAC Modernization	1430		\$13,007.24	\$13,007.24	\$13,007.24	\$4,720.52	
	Subtotal 1430			\$13,007.24	\$13,007.24	\$13,007.24	\$4,720.52	
	<u>Dwelling Structures</u>							
	Replacement HVAC System	1460		\$801,915.00	\$515,515.00	\$515,515.00	\$210,026.05	
	Repair vandalized units	1460		\$124,888.73	\$124,066.25	\$124,066.25	\$124,066.25	
	Subtotal 1460			\$926,803.73	\$639,581.25	\$639,581.25	\$334,092.30	
	TOTAL Gibbs West			\$939,810.97	\$652,588.49	\$652,588.49	\$338,812.82	
Richardson Terrace AMP 009/ Dev. 6-14	<u>Dwelling Structures</u>							
	Modernization for 100 units--ARRA Project	1460		\$0.00	\$361,348.18	\$361,348.18	\$0.00	
	Subtotal 1460			\$0.00	\$361,348.18	\$361,348.18	\$0.00	
	<u>Non-Dwelling Equipment</u>							
	Install emergency elevator generator	1475		\$28,908.49	\$28,908.49	\$28,908.49	\$28,908.49	
	Subtotal 1475			\$28,908.49	\$28,908.49	\$28,908.49	\$28,908.49	
	TOTAL Richardson Terrace			\$28,908.49	\$390,256.67	\$390,256.67	\$28,908.49	
Total CFP 501-07				\$3,626,390.00	\$3,626,390.00	\$3,626,390.00	\$2,123,060.44	

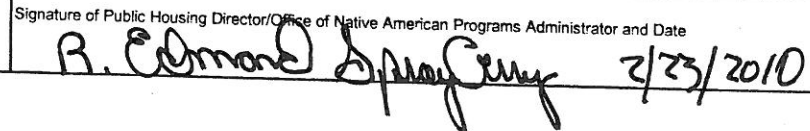
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date



Signature of Public Housing Director/Office of Native American Programs Administrator and Date



**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program**


**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide	8/1709			08/17/11			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 2-10-10

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

R. C. [Signature] 2/23/2010

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appr lo. 2577-0226

Attachment
al006o02

REPLACEMENT HOUSING FUNDING

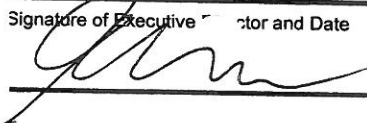
HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006502-08		FFY of Grant Approval 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$234,551.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
		\$234,551.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Director

 12-9-07

Performance and Evaluation Report

Part II: Supporting Pages

Capital Funds Program

U.S. Department of Housing

Urban Development

Office of Public and Indian Housing

Replacement Housing Factor Grant Funds

AL09R006502-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$234,551				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing


Replacement Housing Factor Grant Funds
AL09R006502-08

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	6/2010			6/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 12-9-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Appr No. 2577-0226

Attachment
al006n02

HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006501-08		FFY of Grant Approval 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report					
[x] Performance and Evaluation Report for Program Year Ending 9/30/2009					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 1 Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$696,593.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$696,593.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 12-5-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
Urban Development
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-08

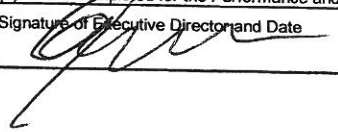
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$696,593				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-07

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-08


Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	6/2010			6/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-4-07

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Attachment
al006m02

HA Name Housing Authority of the City of Montgomery, AL		Capital Fund Program Grant Number AL09P006501-08		FFY of Grant Approval 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 4					
[X] Performance and Evaluation Report as of 01-31-2010					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		(Revision #3) Original	(Revision #4) Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$752,046.00	\$752,046.00	\$752,046.00	\$376,023.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$360,000.00	\$130,000.00	\$130,000.00	\$54,168.98
4	1410 Administration (May not exceed 10% of line 20)	\$376,023.00	\$376,023.00	\$376,023.00	\$376,023.00
5	1411 Audit	\$2,000.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$673,937.41	\$363,706.31	\$363,706.31	\$194,094.02
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000.00	\$466,540.00	\$466,540.00	\$2,540.00
10	1460 Dwelling Structures	\$1,094,045.02	\$598,108.08	\$598,108.08	\$259,890.16
11	1465.1 Dwelling Equipment - Nonexpendable	\$75,000.00	\$193,483.74	\$193,483.74	\$20,483.74
12	1470 Nondwelling Structures	\$0.00	\$655,394.30	\$655,394.30	\$0.00
13	1475 Nondwelling Equipment	\$27,178.57	\$24,928.57	\$24,928.57	\$24,928.57
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$300,000.00	\$200,000.00	\$200,000.00	\$0.00
18	1498 Mod Used for Development				
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,760,230.00	\$3,760,230.00	\$3,760,230.00	\$1,308,151.47
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
25	Amount of line 20 Related to Energy Conservation Measures		\$173,000.00	\$173,000.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

[Signature] 2/10/10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

R. Edmund Spruill 2/27/2010

READ, CHECKED, AND RECOMMENDED	
FOR APPROVAL AND SIGNATURE	
DATE	SIGNATURE
2/27/10	<i>[Signature]</i>

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09P006501-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u>							
	Operations	1406		\$752,046.00	\$752,046.00	\$752,046.00	\$376,023.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Public Safety Department	1408		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Computer Software Upgrades/Conversion	1408		\$180,000.00	\$0.00	\$0.00	\$0.00	
	Consulting—Info Tech	1408		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Consulting—Financial	1408		\$100,000.00	\$100,000.00	\$100,000.00	\$24,168.98	
	Subtotal 1408			\$360,000.00	\$130,000.00	\$130,000.00	\$54,168.98	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Administrative-Salaries and Benefits	1410		\$376,023.00	\$376,023.00	\$376,023.00	\$376,023.00	
	Subtotal 1410			\$376,023.00	\$376,023.00	\$376,023.00	\$376,023.00	
<u>PHA-Wide</u>	<u>Audit</u>							
	Audit	1411		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1411			\$2,000.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees and Costs	1430		\$36,640.41	\$3,516.11	\$3,516.11	\$3,516.11	
	Construction Inspection Salaries	1430		\$145,000.00	\$145,000.00	\$145,000.00	\$131,093.23	
	Strategic Plan	1430		\$55,320.00	\$55,320.00	\$55,320.00	\$0.00	
	Physical Needs Assessment	1430		\$54,640.00	\$27,978.00	\$27,978.00	\$27,978.00	
	Subtotal 1430			\$291,600.41	\$231,814.11	\$231,814.11	\$162,587.34	
<u>PHA Wide</u>	<u>Site Improvement</u>							
	Exterior Site Improvements	1450		\$25,000.00	\$2,540.00	\$2,540.00	\$2,540.00	
	Subtotal 1450			\$25,000.00	\$2,540.00	\$2,540.00	\$2,540.00	
<u>PHA Wide</u>	<u>Dwelling Structures</u>							
	Dwelling Improvements	1460		\$30,000.00	\$27,908.89	\$27,908.89	\$8,259.79	
	Subtotal 1460			\$30,000.00	\$27,908.89	\$27,908.89	\$8,259.79	
<u>PHA Wide</u>	<u>Dwelling Equipment</u>							
	Refrigerators/Stoves	1465		\$75,000.00	\$20,483.74	\$20,483.74	\$20,483.74	
	Subtotal 1465			\$75,000.00	\$20,483.74	\$20,483.74	\$20,483.74	
<u>PHA Wide</u>	<u>Non-Dwelling Equipment</u>							
	Computers/Copiers	1475		\$4,499.94	\$2,249.97	\$2,249.97	\$2,249.97	
	Subtotal 1465			\$4,499.94	\$2,249.97	\$2,249.97	\$2,249.97	
Smiley Court AMP 008 / AL 6-13	<u>Fees and Costs</u>							
	A & E Fees—Structural Engineer	1430		\$80,000.00	\$85,070.00	\$85,070.00	\$8,507.00	
	A&E Fees—Renovation 8 units Bal of Contract	1430		\$207.00	\$92.00	\$92.00	\$92.00	
	Subtotal 1430			\$80,207.00	\$85,162.00	\$85,162.00	\$8,599.00	
	<u>Site Improvement</u>							
	Repair sewer lines/storm drainage in demo areas	1450		\$75,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$75,000.00	\$0.00	\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
	Renovation 8 units-Balance of Contract	1460		\$31,266.30	\$43,406.90	\$43,406.90	\$43,406.90	
	Subtotal 1460			\$31,266.30	\$43,406.90	\$43,406.90	\$43,406.90	
	TOTAL Smiley Court			\$186,473.30	\$128,568.90	\$128,568.90	\$52,005.90	

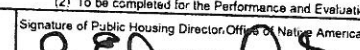
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 2-10-10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director, Office of Native American Programs Administrator and Date

 2/22/10

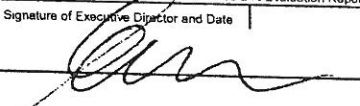
AL09P006501-08

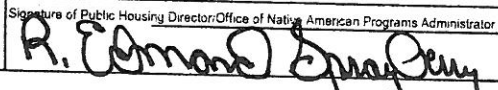
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #3)	Revised (Revision #4)	Funds Obligated	Funds Expended	
Gibbs East AMP 006/ Dev. 6-12	<u>Fees and Costs</u>							
	A & E Fees--Siding	1430		\$1,280.00	\$1,038.12	\$1,038.12	\$1,038.12	
	Subtotal 1430			\$1,280.00	\$1,038.12	\$1,038.12	\$1,038.12	
	<u>Dwelling Structures</u>							
	Paint exterior stairs and siding	1460		\$132,000.00	\$124,934.08	\$124,934.08	\$124,934.08	
	Subtotal 1460			\$132,000.00	\$124,934.08	\$124,934.08	\$124,934.08	
	TOTAL Gibbs East			\$133,280.00	\$125,972.20	\$125,972.20	\$125,972.20	
Gibbs West AMP 007/ Dev. 6-12	<u>Fees and Costs</u>							
	A & E Fees--Siding	1430		\$850.00	\$692.08	\$692.08	\$692.08	
	Subtotal 1430			\$850.00	\$692.08	\$692.08	\$692.08	
	<u>Dwelling Structures</u>							
	Paint exterior stairs and siding	1460		\$88,000.00	\$83,289.39	\$83,289.39	\$83,289.39	
	Subtotal 1460			\$88,000.00	\$83,289.39	\$83,289.39	\$83,289.39	
	TOTAL Gibbs West			\$88,850.00	\$83,981.47	\$83,981.47	\$83,981.47	
Cleveland Court AMP 002/ Dev. 6-2	<u>Fees and Costs</u>							
	A & E Fees--150 Unit Renovation	1430		\$300,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$300,000.00	\$0.00	\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
	Install central heating	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Renovation 150 units	1460		\$812,778.72	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$812,778.72	\$0.00	\$0.00	\$0.00	
	<u>Relocation Costs</u>							
	Relocate residents to available units for redevelopment	1495.1		\$100,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1495.1			\$100,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL Cleveland Court			\$1,212,778.72	\$0.00	\$0.00	\$0.00	
Richardson Terrace AMP 009/ Dev. 6-14	<u>Fees & Costs</u>							
	A&E Cost Reimbursables -100 Unit Renovation	1430		\$0.00	\$45,000.00	\$45,000.00	\$21,177.48	
	Subtotal 1430			\$0.00	\$45,000.00	\$45,000.00	\$21,177.48	
	<u>Dwelling Structures</u>							
	Modernization for 100 units--ARRA Project	1460		\$0.00	\$318,568.82	\$318,568.82	\$0.00	
	Subtotal 1460			\$0.00	\$318,568.82	\$318,568.82	\$0.00	
	<u>Site Improvement</u>							
	Site work, Landscaping--ARRA Project	1450		\$0.00	\$464,000.00	\$464,000.00	\$0.00	
	Subtotal 1450			\$0.00	\$464,000.00	\$464,000.00	\$0.00	
	<u>Dwelling Equipment</u>							
	Dwelling Equip-100 Rehab--ARRA Project	1465		\$0.00	\$173,000.00	\$173,000.00	\$0.00	
	Subtotal 1465			\$0.00	\$173,000.00	\$173,000.00	\$0.00	
	<u>Non Dwelling Structures</u>							
	Common Area Renovations--ARRA Project	1470		\$0.00	\$655,394.30	\$655,394.30	\$0.00	
	Subtotal 1470			\$0.00	\$655,394.30	\$655,394.30	\$0.00	
	<u>Non-Dwelling Equipment</u>							
	Bring elevator into compliance with 2009 standards	1475		\$22,678.63	\$22,678.60	\$22,678.60	\$22,678.60	
	Subtotal 1475			\$22,678.63	\$22,678.60	\$22,678.60	\$22,678.60	
	<u>Relocation Costs</u>							
	Relocate residents to available units for redevelopment	1495.1		\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	
	Subtotal 1495.1			\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	
	TOTAL Richardson Terrace			\$222,678.63	\$1,878,641.72	\$1,878,641.72	\$43,856.08	
Total CFP 501-08				\$3,760,230.00	\$3,760,230.00	\$3,760,230.00	\$1,308,151.47	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date


 2-10-10


 2/23/2010

Annual Statement /
Performance and Evaluation Report
III: Implementation Schedule
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Vide	8/1709			08/17/11			

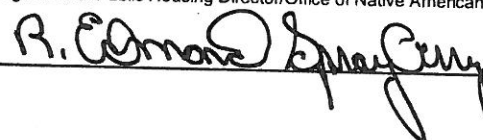
Completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

 2-10-10

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 7/23/2010

Performance and Evaluation Report
Part I: Summary

Capital Funds Program -- **Capital Fund Recovery Grant**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0226

Attachment
al006102

HA Name Housing Authority of the City of Montgomery, AL		Capital Fund Program Grant Number AL09S006501-09		FFY of Grant Approval 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 2 <input checked="" type="checkbox"/> Performance and Evaluation Report as of 02-04-2010			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #1 Original	Revision #2 Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit	\$400,000.00	\$400,000.00	\$400,000.00	\$98,769.43
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$360,270.00	\$360,270.00	\$360,270.00	\$272,081.63
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$200,000.00	\$0.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$4,063,083.00	\$4,978,083.00	\$4,978,083.00	
12	1470 Nondwelling Structures	\$100,000.00	\$0.00		
13	1475 Nondwelling Equipment	\$615,000.00	\$0.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$200,000.00	\$200,000.00	\$200,000.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$5,938,353.00	\$5,938,353.00	\$5,938,353.00	\$370,851.06
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$452,000.00	\$452,000.00	
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$1,000,000.00	\$1,000,000.00	

LOCCS

ENTERED ON 2/23/10

ENTERED BY GJ

READ, CLERKED, AND RECOMMENDED FOR APPROVAL AND PREPARATION

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

[Signature] 2-10-10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

2-22-2010 *[Signature]*

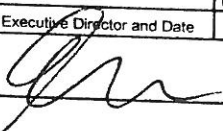
Annual Statement /
Performance and Evaluation Report

Part II: Supporting Pages

Capital Funds Program -- Capital Fund Recovery Grant

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09S006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Revision #1	Revised Revision #2	Funds Obligated	Funds Expended	
Richardson Terrace <u>AMP 009/ Dev. 6-14</u>	<u>Administrative</u> Administrative-Salaries and Benefits	1410		\$400,000.00	\$400,000.00	\$400,000.00	\$98,769.43	
Richardson Terrace <u>AMP 009/ Dev. 6-14</u>	<u>Fees & Costs</u> Architectural Fees & Costs-100 Unit Renovation	1430		\$360,270.00	\$360,270.00	\$360,270.00	\$272,081.63	
	<u>Site Improvement</u> Site Improvements-Exterior Fencing and Landscaping and new parking lot	1450		\$200,000.00	\$0.00	\$0.00		
	<u>Dwelling Improvements</u> Modernization for 100 units	1460		\$4,063,083.00	\$4,978,083.00	\$4,978,083		
	<u>Dwelling Equipment</u> Replace Appliances	1465		\$100,000.00	\$0.00	\$0		
	<u>Non-Dwelling Structures</u> Renovate Common Areas	1470		\$615,000.00	\$0.00	\$0.00		
	<u>Relocation</u> Resident Relocation	1495.1		\$200,000.00	\$200,000.00	\$200,000.00		
	TOTAL Richardson Terrace			\$5,938,353.00	\$5,938,353.00	\$5,938,353.00	\$370,851.06	
	Total Capital Fund Recovery 501-09			\$5,938,353.00	\$5,938,353.00	\$5,938,353.00	\$370,851.06	
Signature of Executive Director and Date  2-10-10				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

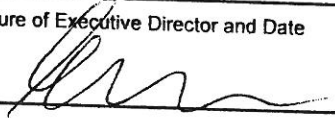
**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Richardson Terrace	3/2010			3/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 2-10-10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appr lo. 2577-0226

Attachment
al006k02

HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006502-09		FFY of Grant Approval 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$215,259.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$215,259.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 12/9/09

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Dr

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
Urban Development
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-09

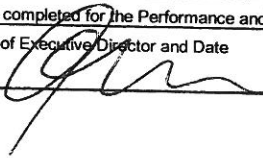
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$215,259				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-09

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-09

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 12-9-03

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0226

Attachment
al006j02

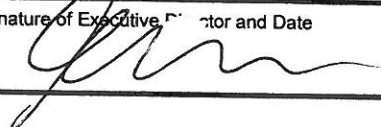
HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006501-09		FFY of Grant Approval 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report					
[x] Performance and Evaluation Report for Program Year Ending 9/30/2009					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$1,020,077.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,020,077.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 12-9-07

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$1,020,077				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-09

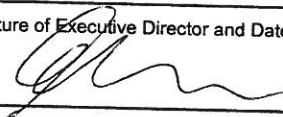
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

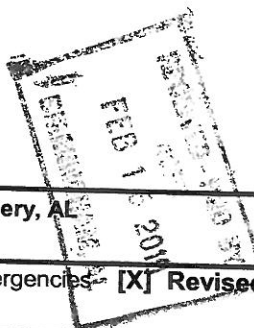
 12-8-07

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157

**Attachment
al006i02**



HA Name Housing Authority of the City of Montgomery, AL	Capital Fund Program Grant Number AL09P006501-09	FFY of Grant Approval 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 1		
<input checked="" type="checkbox"/> Performance and Evaluation Report as of 01-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision #1 Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$670,713.00	\$670,713.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$250,000.00	\$480,000.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$335,356.00	\$335,356.00	\$355,356.00	\$0.00
5	1411 Audit	\$2,000.00	\$2,000.00	\$0.00	\$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$55,000.00	\$50,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$25,000.00	\$25,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,775,499.00	\$220,893.30	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$75,000.00	\$125,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$65,000.00	\$1,344,605.70	\$844,605.70	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$100,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$100,000.00	\$0.00	\$0.00	
18	1498 Mod Used for Development				
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,353,568.00	\$3,353,568.00	\$1,199,961.70	\$0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security	\$50,000.00	\$50,000.00		
25	Amount of line 20 Related to Energy Conservation Measures	\$132,549.90	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Signature of Executive Director and Date 2-10-10	(2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date 2-22-2010
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Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09P006501-09

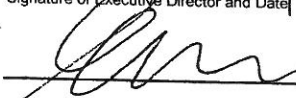
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised Revision #1	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u>							
	Operations	1406		\$670,713.00	\$670,713.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Public Safety Department	1408		\$50,000.00	\$50,000.00			
	Staff Training	1408		\$25,000.00	\$25,000.00			
	Consulting Financial/Management	1408		\$175,000.00	\$175,000.00			
	Computer Software Upgrades/Conversion	1408		\$0.00	\$180,000.00			
	Consulting---Info Tech	1408		\$0.00	\$50,000.00			
	Subtotal 1408			\$250,000.00	\$480,000.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Administrative-Salaries and Benefits	1410		\$335,356.00	\$335,356.00	\$355,356.00		
	Subtotal 1410			\$335,356.00	\$335,356.00	\$355,356.00	\$0.00	
<u>PHA-Wide</u>	<u>Audit</u>							
	Audit	1411		\$2,000.00	\$2,000.00			
	Subtotal 1411			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees and Costs	1430		\$50,000.00	\$50,000.00			
	Subtotal 1430			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
<u>PHA Wide</u>	<u>Site Improvement</u>							
	Exterior Site Improvements	1450		\$25,000.00	\$25,000.00			
	Subtotal 1450			\$25,000.00	\$25,000.00	\$0.00	\$0.00	
<u>PHA Wide</u>	<u>Dwelling Structures</u>							
	Dwelling Structure Improvements	1460		\$50,000.00	\$50,000.00			
	Subtotal 1460			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
<u>PHA Wide</u>	<u>Dwelling Equipment</u>							
	Refrigerators/Stoves	1465		\$75,000.00	\$125,000.00			
	Subtotal 1465			\$75,000.00	\$125,000.00	\$0.00	\$0.00	


(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 10-10-10

 2/23/2010

AL09P006501-09

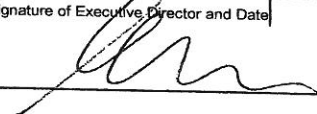
Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised Revision #1	Funds Obligated	Funds Expended	
<u>PHA Wide</u>	<u>NonDwelling Structures</u> Administrative Office Buidling-Renovations Subtotal 1470	1470		\$0.00 \$0.00	\$500,000.00 \$500,000.00	\$0.00	\$0.00	
<u>PHA Wide</u>	<u>NonDwelling Equipment</u> Administrative Office Buidling-Furniture & Equipment Subtotal 1475	1475		\$0.00 \$0.00	\$100,000.00 \$100,000.00	\$0.00	\$0.00	
Tulane Gardens AMP 011 / Dev. 6-23	<u>Fees and Costs</u> A & E Fees-Maintenance Facility Subtotal 1430 <u>Non-Dwelling Structures</u> Construct new maintenance facility Subtotal 1470 TOTAL Tulane Gardens	1430 1470		\$5,000.00 \$5,000.00 \$65,000.00 \$65,000.00 \$70,000.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00			
Cleveland Court AMP 002/ Dev. 6-2	<u>Dwelling Structures</u> Renovation 150 units Subtotal 1460 <u>Relocation Costs</u> Relocate residents to available units for redevelopment Subtotal 1495.1 TOTAL Cleveland Court	1460 1495.1		\$1,325,499.00 \$1,325,499.00 \$100,000.00 \$100,000.00 \$1,425,499.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00			
Smiley Court AMP 008/ Dev. 6-13	<u>Dwelling Structures</u> Modernization 30 vacant units--subject to structural eng Subtotal 1460 <u>Site Improvement</u> Repair sewer lines/storm drainage in demo areas Subtotal 1450 TOTAL Smiley Court	1460 1450		\$400,000.00 \$400,000.00 \$0.00 \$0.00 \$400,000.00	\$170,893.30 \$170,893.30 \$75,000.00 \$75,000.00 \$170,893.30	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
Richardson Terrace AMP 009/ Dev. 6-14	<u>Non Dwelling Structures</u> Common Area Renovations--ARRA Project Subtotal 1470 Total CFP 501-09	1470		\$0.00 \$0.00 \$3,353,568.00	\$844,605.70 \$844,605.70 \$3,353,568.00	\$844,605.70 \$844,605.70 \$1,199,961.70	\$0.00 \$0.00	

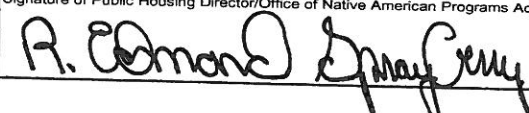
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 2-10-10

 2/23/2010

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

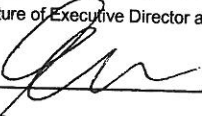
Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide	09/14/11			09/14/13			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 2-10-10

A. Edmond Spangenberg 2/23/2010

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

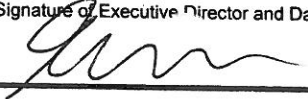
OMB App No. 2577-0226

Attachment
al006h02

REPLACEMENT HOUSING FUNDING

HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006502-10		FFY of Grant Approval 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$215,259.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$215,259.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date
 12-9-07

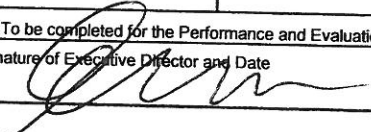
(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006502-10

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$215,259				0.00%
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Signature of Executive Director and Date  12-9-09				(2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

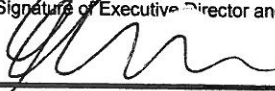
OMB App. No. 2577-0226

Attachment
al006g02

REPLACEMENT HOUSING FUNDING

HA Name Montgomery Housing Authority		Replacement Housing Factor Grant Funds AL09R006501-10		FFY of Grant Approval 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report					
<input type="checkbox"/> Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements (May not exceed 20% of line 20)				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$1,020,077.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System or Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,020,077.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date
 12-9-07

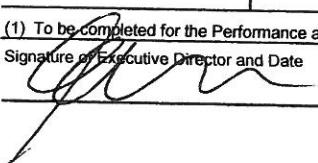
(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Replacement Housing Factor Grant Funds
AL09R006501-10

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Victor Tulane Court</u> AL6-3 & 6-9 AMP 003	<u>Development Activities</u> Complete Redevelopment of both projects	1499		\$1,020,077				0.00%
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Signature of Executive Director and Date  12-9-07				(2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

Performance and Evaluation Report

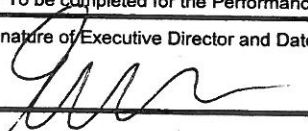
Part I: Summary

Capital Funds Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Appr No. 2577-0157

Attachment
a1006f02

HA Name Housing Authority of the City of Montgomery, AL		Capital Fund Program Grant Number AL09P006501-10		FFY of Grant Approval 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report					
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$670,713.00			
3	1408 Management Improvements (May not exceed 20% of line 20)	\$200,000.00			
4	1410 Administration (May not exceed 10% of line 20)	\$335,356.00			
5	1411 Audit	\$2,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000.00			
10	1460 Dwelling Structures	\$1,930,499.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$75,000.00			
12	1470 Nondwelling Structures	\$20,000.00			
13	1475 Nondwelling Equipment	\$20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,353,568.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security	\$50,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$188,049.90			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.					
(2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date  12-9-09		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report
Part II: Support Pages
Capital Funds Program


U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund Program Grant Number
AL09P006501-10

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u> Operations	1406		\$670,713.00				
<u>PHA-Wide</u>	<u>Management Improvements</u> Public Safety Department	1408		\$50,000.00				
	Staff Training	1408		\$25,000.00				
	Consulting Financial/Management	1408		\$125,000.00				
	Subtotal 1408			\$200,000.00				
<u>PHA-Wide</u>	<u>Administrative</u> Administrative-Salaries and Benefits	1410		\$335,356.00				
	Subtotal 1410			\$335,356.00				
<u>PHA-Wide</u>	<u>Audit</u> Audit	1411		\$2,000.00				
	Subtotal 1411			\$2,000.00				
<u>PHA-Wide</u>	<u>Fees and Costs</u> A & E Fees and Costs	1430		\$50,000.00				
	Subtotal 1430			\$50,000.00				
<u>PHA Wide</u>	<u>Site Improvement</u> Exterior Site Improvements	1450		\$50,000.00				
	Subtotal 1450			\$50,000.00				
<u>PHA Wide</u>	<u>Dwelling Structures</u> Exterior Site Improvements	1460		\$50,000.00				
	Subtotal 1460			\$50,000.00				
<u>PHA Wide</u>	<u>Dwelling Equipment</u> Refrigerators/Stoves	1465		\$75,000.00				
	Subtotal 1465			\$75,000.00				
<u>PHA-Wide</u>	<u>Non-Dwelling Structures</u> Office Bldg/Maintenance Bldg Improvements	1470		\$20,000.00				
	Subtotal 1470			\$20,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 12-9-07

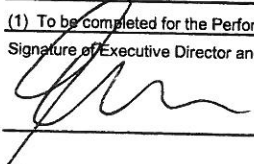
(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Computers/ Copiers	1475		\$20,000.00				
	Subtotal 1475			\$20,000.00				
Cleveland Court AMP 002/ Dev. 6-2	<u>Dwelling Structures</u>							
	Renovation 150 units	1460		\$1,880,499.00				
	Subtotal 1460			\$1,880,499.00				
	TOTAL Cleveland Court			\$1,880,499.00				
	Total CFP 501-10			\$3,353,568.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 12-4-09

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**MONTGOMERY HOUSING AUTHORITY
PUBLIC HOUSING AND SECTION-8
VIOLENCE AGAINST WOMEN ACT AMENDMENTS OF 2005
POLICY**

The Violence Against Women Act (VAWA) Amendment of 2005, requires the PHA to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

- The MHA supports the goals of the VAWA Amendments and will comply with its requirements.
- The MHA will continue to administer its housing programs in ways that support and protect residents and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- The MHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- The MHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
- The MHA may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
- The MHA may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy or occupancy rights if the tenant or any immediate member of the tenant's family is the victim or threatened victim of that abuse.
- The MHA may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91006, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY
MONTGOMERY, ALABAMA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED MARCH 31, 2008

YEAGER & BOYD, L.L.C.

CERTIFIED PUBLIC ACCOUNTANTS

BIRMINGHAM, ALABAMA

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

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THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
MARCH 31, 2008

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Housing Authority of the City of Montgomery's (the "Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

The Authority's net assets at March 31, 2008 increased to \$54,027,460. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net Assets were \$50,005,320 for 2007.

The business-type activities revenues at March 31, 2008 decreased to \$23,773,835. Total revenues were \$25,172,476 for 2007.

The total expenses of all Authority programs for March 31, 2008 decreased to \$19,751,695. Total expenses were \$19,981,453 for 2007.

USING THIS ANNUAL REPORT

The Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information".

MD&A

~ Management's Discussion
and Analysis ~

Basic Financial Statements

~ Authority-wide Financial Statements ~
~ Notes to Financial Statements ~

Other Required Supplementary Information

~ Required Supplementary Information ~
(Other than the MD&A)

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

Statement of Net Assets

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

Statement of Revenues, Expenses and Changes in Net Assets

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenues and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues Expenses and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, from capital and related financing activities and from investing activities.

The Authority's Main Programs

Significant Programs -The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income capped at the ceiling rent, minimum rent of \$25, or flat rent. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Vouchers Program – Under the Housing Choice Vouchers Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Federal Programs – This year the Authority participated in the Disaster Housing Assistance Program (DHAP). This program was created to provide housing assistance to those who lost their homes in disaster areas.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

Resident Opportunity and Supportive Services

Disaster Voucher Program

Substantial Rehabilitation Section 8 Program

State and Local Grant Program

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1

STATEMENT OF NET ASSETS

	<u>2008</u>	<u>2007</u>	<u>Variance</u>
Assets:			
Current & Restricted Assets	\$ 20,180,796	\$ 13,408,681	\$ 6,772,115
Non Current Assets	-	1,841,097	(1,841,097)
Capital Assets	<u>35,914,820</u>	<u>36,080,844</u>	<u>(166,024)</u>
Total Assets	<u>\$ 56,095,616</u>	<u>\$ 51,330,622</u>	<u>\$ 4,764,994</u>
Liabilities:			
Current Liabilities	\$ 1,155,008	\$ 1,162,708	\$ (7,700)
Non Current Liabilities	<u>913,148</u>	<u>162,594</u>	<u>750,554</u>
Total Liabilities	<u>\$ 2,068,156</u>	<u>\$ 1,325,302</u>	<u>\$ 742,854</u>
Net Assets:			
Invested in Capital Assets	\$ 35,914,820	\$ 36,080,844	\$ (166,024)
Restricted Net Assets	14,749,119	7,230,088	7,519,031
Unrestricted Net Assets	<u>3,363,521</u>	<u>6,694,388</u>	<u>(3,330,867)</u>
Total Net Assets	<u>\$ 54,027,460</u>	<u>\$ 50,005,320</u>	<u>\$ 4,022,140</u>

Major Factors Affecting the Statement of Net Assets

Current and restricted assets increased by \$6.8 million primarily due to an increase in cash and investments. Noncurrent assets decreased due to the sale of sites 6-1 and 6-7 to the City of Montgomery. Capital assets decreased due to current year depreciation exceeding capital additions. Current liabilities decreased slightly primarily due to a decrease in accounts payable and accrued expenses. Noncurrent liabilities increased primarily due to the accrual of the net OPEB Obligation for the Post Employment Benefit Plan as a result of the implementation of GASB #45.

Table 2 presents details on the change in Unrestricted Net Assets

TABLE 2

CHANGE OF UNRESTRICTED NET ASSETS

Unrestricted Net Assets, March 31, 2007	\$ 6,694,388
Results of Operations	(1,164,373)
Capital Expenditures from Operations	(20,752)
Gain on Sale of Assets held for Resale	3,143,766
Net Disposition of Capital Assets	3,460
Investment Income	750,550
Depreciation Expense	1,475,513
Transfer to Restricted Net Assets	<u>(7,519,031)</u>
Unrestricted Net Assets, March 31, 2008	<u><u>\$ 3,363,521</u></u>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

TABLE 3**STATEMENT OF REVENUES AND EXPENSES**

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	<u>2008</u>	<u>2007</u>	<u>Variance</u>
Revenues:			
Tenant Rental Revenue	\$ 1,046,613	\$ 780,334	\$ 266,279
Operating Grants	17,265,033	17,120,877	144,156
Capital Grants	1,292,197	1,454,866	(162,669)
Investment Income	750,550	403,682	346,868
Gain (Loss) on Disposition of Assets	3,143,766	5,218,296	(2,074,530)
Other Revenue	275,676	194,421	81,255
Total Revenues	<u>\$ 23,773,835</u>	<u>\$ 25,172,476</u>	<u>\$ (1,398,641)</u>
Expenses:			
Administrative Expenses	\$ 4,400,184	\$ 4,302,262	\$ 97,922
Tenant Services	66,227	202,474	(136,247)
Utilities	1,221,025	1,521,033	(300,008)
Maintenance & Operations	2,499,572	2,711,784	(212,212)
Protective Services	13,712	14,952	(1,240)
General Expense	838,152	905,111	(66,959)
HAP Payments	8,646,598	8,116,810	529,788
Depreciation	1,475,513	2,207,027	(731,514)
Post Employment Benefits	590,712	-	590,712
Total Expenses	<u>\$ 19,751,695</u>	<u>\$ 19,981,453</u>	<u>\$ (229,758)</u>
Excess (Deficiency) Revenues Over Expenses	<u>\$ 4,022,140</u>	<u>\$ 5,191,023</u>	<u>\$ (1,168,883)</u>

FINANCIAL ANALYSIS OF THE STATEMENT OF REVENUE AND EXPENSES

Tenant revenue increased due to the Authority now being able to use the Enterprise Income Verification (EIV) System to verify tenant income. The decrease in Capital Grants was primarily due to completion of construction projects financed by Capital Fund Program grants in the prior year and new projects started late in the current year. Investment income increased due to the funds received from the sale of project sites being invested until they can be used. The gain on disposal of property comes from the sale price of project sites 6-1 and 6-7 being greater than the book value of the projects. This year's gain was less than the gain in the previous year from the sale of project site 6-4.

FINANCIAL ANALYSIS - CONTINUED

Most of the Authority's expenses decreased due to the sale of project sites 6-1 and 6-7 which reduced the number of units requiring maintenance and the number of tenants requiring services. Administrative costs increased due to an increase in salaries and benefits. Housing Assistance Payments (HAP) increased due to vouchers being awarded to the residents from Riverside Heights (the public housing property disposed of by sale). Depreciation decreased because of the disposal of the project sites.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had 35.9 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$166,024.

TABLE 4

CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	2008	2007	Variance	% Change
Land	\$ 4,921,811	\$ 4,921,811	\$ -	0%
Buildings	62,298,708	54,901,261	7,397,447	13%
Furniture & Equipment	821,355	903,025	(81,670)	-9%
Construction in Process	5,760,170	11,865,420	(6,105,250)	-51%
Accumulated Depreciation	<u>(37,887,224)</u>	<u>(36,510,673)</u>	<u>(1,376,551)</u>	4%
Net Capital Assets	<u>\$35,914,820</u>	<u>\$36,080,844</u>	<u>\$ (166,024)</u>	0%

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in the notes of the financial statements.

TABLE 5
CHANGE IN CAPITAL ASSETS

	Business Type Activities
Beginning Balance, March 31, 2007	\$ 36,080,844
Additions	
Capital Fund Improvements	1,292,197
Equipment & Buildings	20,752
Retirements-Net of Depreciation	(3,460)
Depreciation Expense	<u>(1,475,513)</u>
Ending Balance, March 31, 2008	<u>\$ 35,914,820</u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- The Department of Housing and Urban Development has historically underestimated the subsidy needs of public housing authorities. We do not expect this trend to change.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income.
- A significant change in the funding system for low rent public housing is in process as required by the 1998 Housing Act. A congressionally mandated study of the costs necessary to operate a well-run public housing authority was conducted by Harvard University. The Harvard Cost Study predicts these costs through a statistical model based upon the costs of administering similarly situated Federal Housing Administration properties. The new funding system will be in place in the next fiscal year.
- Inflationary pressure on utility rates, supplies and other costs including health care and other insurance cost are expected to increase dramatically over the next several years.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Barry Bagby, Assistant Executive Director/Comptroller of The Housing Authority of the City of Montgomery, AL, at (334) 206-7227. Specific requests may also be submitted to Barry Bagby, Assistant Executive Director/Comptroller, The Housing Authority of the City of Montgomery, AL, 1020 Bell Street, Montgomery, Alabama 36104.

YEAGER & BOYD, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS
5501 HIGHWAY 280
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Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the business-type activities which comprise the major fund of the Housing Authority of the City of Montgomery, Alabama, as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of March 31, 2008, and the results of its operations and cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated December 15, 2008 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Further, other supplementary data as listed in the table of contents is presented for Department of Housing and Urban Development information and is not a required part of the financial statements. The accompanying schedule of expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations", and is not a required part of the basic financial statements. Such supplementary data, including the schedule of expenditures of federal awards, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Birmingham, Alabama

December 15, 2008, except for Note K, as to which the date is April 27, 2009

Yeager & Boyd
Yeager & Boyd

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY
MONTGOMERY, ALABAMA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

We have audited the financial statements of the business-type activities of the Authority as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 15, 2008, except for Note K, as to which the date is April 27, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as finding 08-01 to be significant deficiencies in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and accordingly, would not necessarily disclose all significant deficiencies that are considered to be material weaknesses. However, we consider the significant deficiencies described above to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

The Authority's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information of the Board of Commissioners, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
December 15, 2008

Yeager & Bond

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

Compliance

We have audited the compliance of the Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2008. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2008. The results of our auditing procedures disclosed no instance of noncompliance with those requirements required to be reported in accordance with OMB Circular A-133.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A Control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control over compliance.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as described above.

This report is intended solely for the information and use of management, the Board of Commissioners, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
December 15, 2008

Yeager & Bond

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF NET ASSETS
MARCH 31, 2008

ASSETS

	Enterprise Fund
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 2,744,400
Accounts Receivable - Other	735,713
Tenants Accounts Receivable	167,207
Allowance for Doubtful Accounts	(70,614)
Investments	1,446,661
Prepaid Costs	151,802
Inventory net of Allowances	136,164
Total Current Assets	<u>5,311,333</u>
<u>Restricted Assets</u>	
Cash - Restricted	<u>14,869,463</u>
Total Restricted Assets	<u>14,869,463</u>
<u>Capital Assets</u>	
Land	4,921,811
Buildings and Improvements	62,298,708
Furniture & Equipment	821,355
Construction in Progress	<u>5,760,170</u>
	73,802,044
(Less): Accumulated Depreciation	<u>(37,887,224)</u>
Net Capital Assets	<u>35,914,820</u>
 Total Assets	 <u><u>\$ 56,095,616</u></u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
 STATEMENT OF NET ASSETS
 MARCH 31, 2008

LIABILITIES AND NET ASSETS

	Enterprise Fund
<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts Payable	\$ 200,396
Accrued Wages and Payroll Taxes	122,407
Accrued Compensated Absences	217,941
Tenant Security Deposits	156,883
Deferred Revenues	245,898
Other Current Liabilities	211,483
Total Current Liabilities	<u>1,155,008</u>
<u>Long Term Liabilities</u>	
Accrued Compensated Absences	413,575
Noncurrent Liabilities - Other	499,573
Total Long Term Liabilities	<u>913,148</u>
Total Liabilities	<u>2,068,156</u>
<u>Net Assets</u>	
Investment in Capital Assets net of Related Debt	35,914,820
Restricted Net Assets	14,749,119
Unrestricted Net Assets	3,363,521
Total Net Assets	<u>54,027,460</u>
Total Liabilities and Net Assets	<u>\$ 56,095,616</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

	Enterprise Fund
<u>Operating Revenues</u>	
Dwelling Rent	\$ 1,046,613
Operating Grants	17,265,033
Other Revenue	275,676
Total Operating Revenues	<u>18,587,322</u>
<u>Operating Expenses</u>	
Administrative	4,400,184
Tenant Services	66,227
Utilities	1,221,025
Maintenance and Operations	2,499,572
Protective Services	13,712
General Expense	1,428,864
Housing Assistance Payments	8,646,598
Depreciation	1,475,513
Total Operating Expenses	<u>19,751,695</u>
Operating Income (Loss)	<u>(1,164,373)</u>
<u>Non-Operating Revenues (Expenses)</u>	
Investment Income	750,550
Gain on Fixed Assets Held for Sale	3,143,766
Total Non-Operating Rev/(Exp)	<u>3,894,316</u>
Increase (Decrease) before Capital Contributions	<u>2,729,943</u>
Capital Contributions	<u>1,292,197</u>
Increase (Decrease) in Net Assets	4,022,140
Net Assets, Beginning	50,005,320
Net Assets, Ending	<u>\$ 54,027,460</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008

	Enterprise Fund
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 861,332
Cash Received from Grants	17,073,726
Cash Received from Other Sources	250,913
Cash Payments for Salaries AND Benefits	(4,896,595)
Cash Payments to Vendors and Landlords	(12,456,867)
Net Cash flows provided (used) by Operating activities	<u>832,509</u>
<u>Cash flows from non-capital financing activities:</u>	
Net cash flows provided (used) by non-capital financing activities	<u>-</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	1,292,197
Capital Outlay	(1,312,949)
Proceeds from sale of assets held for resale	4,988,323
Net cash flows provided (used) by capital and related financing activities	<u>4,967,571</u>
<u>Cash flows from investing activities:</u>	
Cash transferred from (to) investments	(49,796)
Interest earned from cash and cash equivalents	750,550
Net cash flows provided (used) by investing activities	<u>700,754</u>
Net Increase (decrease) in cash and cash equivalents	<u>6,500,834</u>
Total cash and cash equivalents, beginning of year	<u>11,113,029</u>
Total cash and cash equivalents, end of year	<u>\$ 17,613,863</u>
<u>Reconciliation of operating income to net cash provided by (used in) operating activities:</u>	
Operating Income (Loss)	\$ (1,164,373)
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation Expense	1,475,513
Bad Debt Expense	247,400
Change in Tenants Accounts Receivable	(185,281)
Change in Accounts Receivable - Other	(308,771)
Change in Deferred Revenue	25,311
Change in Prepaid Costs	(5,531)
Change in Inventory	30,698
Change in Accounts Payable	(19,215)
Change in Accrued Expenses and Other Current Liabilities	681,624
Change in Other Current Liabilities	47,897
Change in Tenant Security Deposits	7,237
Net cash provided by (used in) operating activities	<u>\$ 832,509</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY
MONTGOMERY, ALABAMA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2008

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except for those that conflict with or contradict Governmental Accounting Standards Board pronouncements.

Cash

The Housing Authority considers cash on hand and cash in checking to be cash equivalents.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Inventories

Inventories consist of supplies that have not been used or consumed. Inventories are recorded at cost, cost being determined on the first-in first-out basis. The costs are recorded as expenditures at the time individual inventory items are consumed.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Prepaid Items

Prepaid Items consists of payments made to vendors for services that will benefit future periods. Prepaid items include air conditioners purchased, but not yet received.

Deferred Revenue

The Authority recognizes revenues as earned. Amounts received in advance of the period in which it is earned is recorded as a liability under Deferred Revenue.

Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income. Estimated useful lives are as follows:

Buildings & Improvements	15 - 40 years
Furniture fixtures and equipment	3 - 7 years

Revenue Accounting Policies

Dwelling rent income, HUD grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

These financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

Cost Allocation Plan

In accordance with OMB Circular A-87, the Authority utilizes a Cost Allocation Plan. The Authority allocates indirect costs to programs on the basis of one of the following methods: direct salaries and wages, percentage of office square footage, number of vouchers and/or units, estimated/actual time spent, number of checks processed or the allotment stipulated in contractual agreements.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no other component units. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk – The Housing Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Housing Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The Housing Authority's cash and cash equivalents consist of cash held in interest bearing checking and money market accounts totaling \$2,744,016 which includes \$1,885,151 invested in short term U.S. Treasury Money Market Funds. The restricted cash consists of \$14,570,940 held in U.S. Treasury Money Market Funds and \$298,523 held in an interest bearing checking account. Investments consist of five certificates of deposit totaling \$1,446,661. The certificates of deposit bear interest at rates ranging from 2.25% to 5.00% with various maturity periods, and penalties for early withdrawal. Any penalties for early withdrawal would not have a material effect on the financial statements. The remaining \$384 is held in the form of petty cash or change fund. Deposits with financial institutions are secured as follows:

Insured by FDIC	\$ 619,810.
Investments held in U.S. Treasury Obligations	16,456,091
Collateralized with specific securities in the Authority name which are held by the financial institution	1,984,239
Uncollateralized	-
	<u>\$ 19,060,140</u>

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE D - CONTRACTUAL COMMITMENTS

The significant Outstanding Contractual Commitments as of the Balance Sheet Date are as follows:

<u>Type Commitment</u>	
Improvements	\$400,000

NOTE E – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

NOTE F – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE G – SIGNIFICANT ESTIMATES

The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTE H – COMPENSATED ABSENCES

Compensated absences are absences for which employees will be paid. The Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on a prescribed formula based on length of service. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation pay is recorded as an expense and related liability in the period earned by employees. Leave accrued but not yet paid as of the fiscal year end, is shown as a liability on the balance sheet. The amount estimated to be paid out in the next year is shown as a current liability; the balance is shown as a long-term liability.

NOTE I – NEW PRONOUNCEMENTS

In June 2004, the GASB issued Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. The basic premise of the statement is that Other Postemployment Benefits (OPEB) are earned by employees and should be recognized by the employer as the employee provides services. GASB 45 requires employers to account for and report the annual cost of OPEB and the outstanding obligations and commitments related to them in the same manner as they currently do for pensions. All of the Authority's eligible retirees continue to receive health insurance benefits. Accounting for OPEB under GASB No. 45 will result in the Authority reporting a significant actuarially-based liability for benefits. The Authority implemented GASB No. 45 in the fiscal year beginning April 1, 2007.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – EMPLOYEE BENEFIT PLANS

The Housing Authority has a defined contribution retirement plan for all full time and regular employees. Eligible employees are required to contribute 5.5% of basic compensation, while the employer's required contribution rate is 7.5% of basic compensation. Participants may make voluntary contributions to the plan up to 10% of basic employee compensation. Participants become fully vested in employer contributions and investments earnings after seven years of participation in the plan. Employer contributions to the plan for the year ended March 31, 2008 were \$265,602, while employee contributions totaled \$194,784.

The Housing Authority sponsors a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan permits all employees to defer a portion of their salary until future years. Such amounts are not available to employees until termination, retirement, death, or unforeseeable emergency.

Assets in the plans are recorded at market value and are administered by a private corporation under contract with the Housing Authority. It is the opinion of the Authority's legal counsel that the Housing Authority has no liability for losses under the plans but does have the duty of due care that would be required of an ordinary prudent investor.

NOTE K – POST EMPLOYMENT BENEFITS

From an accrual accounting perspective, the cost of postemployment healthcare benefits, like the cost of pension benefits, should be associated with the periods in which the cost occurs, rather than in the future year when it will be paid. In adopting the requirements of GASB Statement No. 45 during the year ended March 31, 2008, the Authority recognizes the cost of postemployment healthcare in the year when employee services are received. Under GASB No. 45 the OPEB cost is equal to the employer's annual required contribution to the plan with certain adjustments related to the net OPEB obligation for past under or over contributions.

Plan Descriptions. The Authority provides continuation of medical insurance coverage to eligible employees at retirement.

Healthcare benefits are provided for the Authority's employees under the Health Care Plan of the Montgomery Housing Authority, a single-employer defined benefit OPEB plan.

The Authority's OPEB benefits are administered by Authority personnel. No separate financial statements are issued.

The number of participants as of March 31, 2008 follows. There have been no significant changes in the number covered or the type of coverage since that date.

Active employees	75
Retired Employees	30

Funding Policy. The Authority currently pays for postemployment health care benefits on a pay-as-you-go basis. The Authority is studying the establishment of trusts to accumulate and invest assets necessary to pay for the accumulated liability. These financial statements assume that pay-as-you-go funding will continue.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE K – POST EMPLOYMENT BENEFITS - CONTINUED

Annual Other Postemployment Benefit Cost. For the fiscal year ended March 31, 2008, the Authority's annual OPEB cost (i.e., expense) did not equal the Annual Required Contribution, which is \$778,498. Considering the Authority's annual OPEB cost as well the payment of current health insurance premiums, the result was an increase in the Net OPEB Obligation for the year ended March 31, 2008. The recent actuarial study estimates that an annual normal contribution of \$405,283 is necessary to fund the on-going benefit cost; and that an additional annual contribution of \$373,215 is necessary to catch up and fund the unfunded actuarial accrued liability over thirty years. The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Authority's net OPEB obligation to the plan:

Annual Required Contribution	<u>\$ 778,498</u>
Annual OPEB Cost (expense)	778,498
Contributions made	<u>(187,786)</u>
Net OPEB obligation - beginning of year	-
Net OPEB obligation - end of year	<u>\$ 590,712</u>

The schedule of funding progress is shown below.

Date	Actuarial Value of Assets	Actuarial Accrued Liability	Unfunded AAL	Funded Ratio	Covered Payroll	UAAL as a % of Covered Payroll
9/30/2008	\$0	\$12,013,154	\$12,013,154	0.0%	\$3,263,603	368.1%

In future years, three-year trend information will be presented. Fiscal year 2008 was the year of implementation of GASB Statement No. 45 and the Authority elected to implement prospectively, therefore, prior year comparative data is not available.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point.

The projection of future benefits for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of future events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE K – POST EMPLOYMENT BENEFITS - CONTINUED

In the September 30, 2008, actuarial valuation, the liabilities were computed using the projected unit credit method and level percentage of pay amortization. The actuarial assumptions utilized a 4% discount rate. Because the plan is unfunded, reference to the general assets, which are short-term in nature (such as money market funds), was considered in the selection of the 4% rate. The valuation assumes an 11% - 5% healthcare cost trend increase through 2015.

NOTE L – PROPERTY AND EQUIPMENT

A summary of property and equipment is as follows at March 31, 2008.

	<u>LOW RENT</u>	<u>HOUSING CHOICE VOUCHERS</u>	<u>CAPITAL FUND</u>	<u>TOTAL</u>
Land	\$ 4,921,811	\$ -	\$ -	\$ 4,921,811
Building and Improvememts	61,870,399	-	428,309	62,298,708
Furniture, Fixtures and Equipment	794,299	27,056	-	821,355
Construction in Process	-	-	5,760,170	5,760,170
Less Accumulated Depreciation	(37,866,381)	(20,843)	-	(37,887,224)
Total Property and Equipment	<u>\$ 29,720,128</u>	<u>\$ 6,213</u>	<u>\$ 6,188,479</u>	<u>\$ 35,914,820</u>

	<u>April 1, 2007 Balance</u>	<u>Additions</u>	<u>Transfers & Deletions</u>	<u>March 31, 2008 Balance</u>
Land	\$ 4,921,811	\$ -	\$ -	\$ 4,921,811
Construction in Process	<u>11,865,420</u>	<u>1,292,197</u>	<u>(7,397,447)</u>	<u>5,760,170</u>
Total Assets not being Depreciated	16,787,231	1,292,197	(7,397,447)	10,681,981
Buildings and Improvements	54,901,261		7,397,447	62,298,708
Furniture and Equipment	<u>903,025</u>	<u>20,752</u>	<u>(102,422)</u>	<u>821,355</u>
Total Property and Equipment	72,591,517	1,312,949	(102,422)	73,802,044
Less Accumulated Depreciation	<u>(36,510,673)</u>	<u>(1,475,513)</u>	<u>98,962</u>	<u>(37,887,224)</u>
Net Book Value	<u>\$ 36,080,844</u>	<u>\$ (162,564)</u>	<u>\$ (3,460)</u>	<u>\$ 35,914,820</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE M – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE N – RESTRICTED CASH

Restricted investments are as follows:

HUD Escrow funds from sale of projects	\$ 12,530,555
Excess HAP Payments	2,218,564
FSS Escrows	120,344
Total Restricted Assets	<u>\$ 14,869,463</u>

The funds in the Montgomery HUD Escrow Account are monies received from the City of Montgomery from the sale of Authority properties (see NOTE Q). The money is restricted by HUD for the use of developing new low cost housing in the Montgomery, Alabama area. The Excess HAP payments are restricted by HUD for Housing Assistance Payments. There is no offsetting liability for the restricted sale proceeds or excess HAP payments. Therefore the \$14,749,119 is shown as Restricted Net Assets in the equity section of the Statement of Net Assets.

NOTE O - ACCOUNTS RECEIVABLE – OTHER

Other Accounts Receivable at March 31, 2008 consisted of the following:

Accounts Receivable - Reimbursable Costs	\$ 236,467
Accounts Receivable - HUD	419,424
Accounts Receivable - Fraud Recovery	27,801
Accounts Receivable - State Grants	842
Accounts Receivable - Miscellaneous	51,179
	<u>\$ 735,713</u>

NOTE P – INTERPROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed by the Public Housing Program. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms at March 31, 2008 consisted of the following:

Low Rent	\$ 785,672
Section 8 - Sub Rehab	218,576
Disaster Voucher Program	373,046
Disaster Housing Assistance	14,132
Housing Choice Vouchers	(1,109,465)
Capital Fund Program	(273,615)
ROSS	(8,346)
	<u>\$ -</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE Q – GAIN ON SALE OF ASSETS HELD FOR SALE

On March 15, 2005, the Board of Commissioners of the Montgomery Housing Authority passed a resolution to sell Riverside Heights (site 6-4) to the City of Montgomery. The sale was approved by HUD and was completed in June of 2006. The remaining sites 6-1 and 6-7, also part of Riverside Heights, were also sold to the City of Montgomery (HUD approval was received March 2007) in December of 2007. The Housing Authority received net proceeds of \$4,975,975 from the sale of the units. The proceeds are held in a restricted escrow account and are only to be used for the development of units in areas of non-poverty concentration. The proceeds from the sale of the project sites exceeded their book value by \$3,143,766. The gain is shown as other non-operating income on the Statement of Revenues, Expenses and Changes in Net Assets.

NOTE R – LONG TERM LIABILITIES

A summary of long term liabilities is as follows at March 31, 2008:

	Balance <u>03/31/07</u>	<u>Increases</u>	<u>Decreases</u>	Balance <u>03/31/08</u>
Accrued Post Employment Benefits \$	-	\$ 590,712	\$ -	\$ 590,712
Accrued Compensated Absences	544,728	86,788		631,516
FSS Escrows	60,191	60,153	-	120,344
Total Debt	<u>604,919</u>	<u>-</u>	<u>-</u>	<u>1,342,572</u>
Less: Current Portion	<u>(442,325)</u>			<u>(429,424)</u>
Long Term Liabilities	<u>\$ 162,594</u>			<u>\$ 913,148</u>

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
MARCH 31, 2008

ASSETS

	<u>Public Housing Program</u>	<u>Section 8 Substantial Rehab</u>	<u>Housing Choice Vouchers Program</u>	<u>Capital Fund Program</u>	<u>ROSS</u>	<u>Disaster Voucher Program</u>	<u>Disaster Housing Assistance Program</u>	<u>State/Local</u>	<u>Total</u>
<u>Current Assets</u>									
Cash and Cash Equivalents	\$ 1,933,563	\$ 146,452	\$ 337,528	\$ -	\$ -	\$ -	\$ 326,857	\$ -	\$ 2,744,400
Accounts Receivable - Other	287,646	-	27,801	273,615	8,346	137,463	-	842	735,713
Tenants Accounts Receivable	167,207	-	-	-	-	-	-	-	167,207
Allowance for Doubtful Accounts	(70,614)	-	-	-	-	-	-	-	(70,614)
Investments	1,446,661	-	-	-	-	-	-	-	1,446,661
Prepaid Costs	42,747	477	108,578	-	-	-	-	-	151,802
Inventory net of Allowances	136,164	-	-	-	-	-	-	-	136,164
Interprogram	785,672	218,576	-	-	-	373,046	14,132	-	1,391,426
Total Current Assets	4,729,046	365,505	473,907	273,615	8,346	510,509	340,989	842	6,702,759
<u>Restricted Assets</u>									
Cash Restricted	12,530,555	-	2,338,908	-	-	-	-	-	14,869,463
Total Current Assets	12,530,555	-	2,338,908	-	-	-	-	-	14,869,463
<u>Non-current Assets</u>									
<u>Capital Assets</u>									
Land	4,921,811	-	-	-	-	-	-	-	4,921,811
Buildings and Improvements	61,870,399	-	-	428,309	-	-	-	-	62,298,708
Furniture & Equipment	794,299	-	27,056	-	-	-	-	-	821,355
Construction in Progress	-	-	-	5,760,170	-	-	-	-	5,760,170
(Less): Accumulated Depreciation	(37,866,381)	-	(20,843)	6,188,479	-	-	-	-	73,802,044
Net Capital Assets	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
Total Assets	\$46,979,729	\$ 365,505	\$ 2,819,028	\$ 6,462,094	\$ 8,346	\$ 510,509	\$ 340,989	\$ 842	\$ 57,487,042

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
MARCH 31, 2008

LIABILITIES AND NET ASSETS

	Public Housing Program	Section 8 Substantial Rehap	Housing Choice Vouchers Program	Capital Fund Program	ROSS	Disaster Voucher Program	Disaster Housing Assistance Program	State/Local	Total
Liabilities									
Current Liabilities									
Accounts Payable	\$ 198,786	\$ -	\$ 768	\$ -	\$ -	\$ -	\$ -	\$ 842	\$ 200,396
Accrued Wages and Payroll Taxes	121,802	-	605	-	-	-	-	-	122,407
Accrued Compensated Absences	148,962	3,126	65,853	-	-	-	-	-	217,941
Accrued Contingent Liability	-	-	-	-	-	-	-	-	-
Tenant Security Deposits	156,883	-	-	-	-	-	-	-	156,883
Deferred Revenues	2,340	243,558	-	-	-	-	-	-	245,898
Other Current Liabilities	186,105	-	25,378	-	-	-	-	-	211,483
Interprogram Payable	-	-	1,109,465	273,615	8,346	-	-	-	1,391,426
Total Current Liabilities	814,878	246,684	1,202,069	273,615	8,346	-	-	842	2,546,434
Long Term Liabilities									
Accrued Compensated Absences	396,158	-	17,417	-	-	-	-	-	413,575
Noncurrent Liabilities - Other	333,722	-	165,851	-	-	-	-	-	499,573
Total Long Term Liabilities	729,880	-	183,268	-	-	-	-	-	913,148
Total Liabilities	1,544,758	246,684	1,385,337	273,615	8,346	-	-	842	3,459,582
Net Assets									
Investment in Capital Assets									
net of Related Debt	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
Restricted Net Assets	12,530,555	-	2,218,564	-	-	-	-	-	14,749,119
Unrestricted Net Assets	3,184,288	118,821	(791,086)	-	-	510,509	340,989	-	3,363,521
Total Net Assets	45,434,971	118,821	1,433,691	6,188,479	-	510,509	340,989	-	54,027,460
Total Liabilities and Net Assets	\$ 46,979,729	\$ 365,505	\$ 2,819,028	\$ 6,462,094	\$ 8,346	\$ 510,509	\$ 340,989	\$ 842	\$ 57,487,042

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2008

	Public Housing Program	Section 8 Substantial Rehab	Housing Choice Vouchers Program	Capital Fund Program	ROSS	Disaster Voucher Program	Disaster Housing Assistance Program	State/Local	Elimination	Total
Operating Revenues										
Dwelling Rent	\$ 1,046,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,046,613
Operating Grants	7,020,973	126,508	8,756,548	710,135	39,830	189,290	409,934	11,815	-	17,265,033
Other Revenue	651,752	318	2,091	-	-	-	-	-	-	17,265,033
Total Operating Revenues	8,719,338	126,826	8,758,639	710,135	39,830	189,290	409,934	11,815	(378,485)	275,676
Operating Expenses										
Administrative	3,330,165	6,668	1,189,098	152,851	39,830	-	60,057	-	(378,485)	4,400,184
Tenant Services	54,412	-	-	-	-	-	-	11,815	-	66,227
Utilities	1,221,025	-	-	-	-	-	-	-	-	1,221,025
Maintenance and Operations	2,402,809	-	-	96,763	-	-	-	-	-	2,499,572
Protective Services	4,013	-	-	9,699	-	-	-	-	-	13,712
General Expense	1,163,022	84	221,498	44,260	-	-	-	-	-	1,428,864
Housing Assistance Payments	-	115,901	8,332,519	-	-	189,290	8,888	-	-	8,646,598
Depreciation	1,473,039	-	2,474	-	-	-	-	-	-	1,475,513
Total Operating Expenses	9,648,485	122,653	9,745,589	303,573	39,830	189,290	68,945	11,815	(378,485)	19,751,695
Operating Income (Loss)	(929,147)	4,173	(986,950)	406,562	-	-	340,989	-	-	(1,164,373)
Non-Operating Revenues (Expenses)										
Investment Income	634,015	1,206	115,329	-	-	-	-	-	-	750,550
Gain on Fixed Assets Held for Sale	3,143,766	-	-	-	-	-	-	-	-	3,143,766
Total Non-Operating Rev/(Exp)	3,777,781	1,206	115,329	-	-	-	-	-	-	3,894,316
Increase (Decrease) in Net Assets before Transfers and Capital Contributions	2,848,634	5,379	(871,621)	406,562	-	-	340,989	-	-	2,729,943
Transfers In (Out)	406,562	-	-	(406,562)	-	-	-	-	-	-
Capital Contributions	-	-	-	1,292,197	-	-	-	-	-	1,292,197
	406,562	-	-	885,635	-	-	-	-	-	1,292,197
Increase (Decrease) in Net Assets	3,255,196	5,379	(871,621)	1,292,197	-	-	340,989	-	-	4,022,140
Net Assets, Beginning	30,401,849	113,442	2,305,312	16,674,208	-	510,509	-	-	-	50,005,320
Equity Transfers	11,777,926	-	-	(11,777,926)	-	-	-	-	-	-
Net Assets, Ending	\$45,434,971	\$ 118,821	\$ 1,433,691	\$ 6,188,479	\$ -	\$ 510,509	\$ 340,989	\$ -	\$ -	\$54,027,460

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SUMMARY SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2008

EXPENDITURES

Low Rent Public Housing Expenditures	
Total CFDA Number 14.850a	<u>\$ 7,020,973</u>
N/C S/R Section 8 Programs	
Total CFDA Number 14.182	<u>126,508</u>
Housing Choice Vouchers	
Total CFDA Number 14.871	<u>8,756,548</u>
Public Housing Capital Fund Program	
Total CFDA Number 14.872	<u>2,002,332</u>
Resident Opportunity and Supportive Services	
Total CFDA Number 14.870	<u>39,830</u>
Disaster Housing Voucher Program	
Total CFDA Number 14.DVP	<u>189,290</u>
TOTAL HUD EXPENDITURES	<u>\$ 18,135,481</u>
Disaster Housing Assistance Program	
Total CFDA Number 97.109	<u>\$ 409,934</u>
TOTAL FEMA EXPENDITURES	<u>\$ 409,934</u>
TOTAL FEDERAL EXPENDITURES	<u><u>\$ 18,545,415</u></u>

Accounting Policies:

The information on this schedule is prepared in accordance with accounting principles as described in the footnotes to this report.

FINANCIAL DATA SCHEDULE
M' 1, 2008

	LOW RENT 14.850a	Section 8 Sub Rehab 14.182	HO. CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	ROSS 14.870	DISASTER VOUCHER 14.DVP	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
ASSETS									
CURRENT ASSETS									
CASH									
111 CASH UNRESTRICTED									
115 CASH RESTRICTED FOR PAYMENT OF S/T DEBT	1,776,680	146,452	337,528	-	-	-	326,857	-	2,587,517
112 CASH RESTRICTED MODERNIZATION AND DEV	12,530,555	-	-	-	-	-	-	-	12,530,555
113 CASH OTHER RESTRICTED	-	-	2,338,908	-	-	-	-	-	2,338,908
114 CASH TENANT SECURITY DEPOSIT	156,883	-	-	-	-	-	-	-	156,883
100 TOTAL CASH	14,464,118	146,452	2,676,436	-	-	-	326,857	-	17,613,863
ACCOUNTS AND NOTES RECEIVABLE									
121 A/R - PHA PROJECTS	-	-	-	-	-	-	-	-	-
122 A/R - HUD PROJECTS	-	-	-	-	-	-	-	-	-
124 A/R - OTHER GOVT	-	-	-	273,615	8,346	137,463	-	-	419,424
125 A/R - MISC	-	-	-	-	-	-	-	842	842
126 A/R - TENANTS DWELLING RENT	287,646	-	-	-	-	-	-	-	287,646
126.1 ALLOWANCE FOR D A - TENANTS	167,207	-	-	-	-	-	-	-	167,207
126.2 ALLOWANCE FOR D A - OTHER	(70,614)	-	-	-	-	-	-	-	(70,614)
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-	-
128 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
128.1 ALLOWANCE FOR FRAUD RECOVERY	-	-	27,801	-	-	-	-	-	27,801
129 ACCRUED INTEREST RECEIVABLE	-	-	-	-	-	-	-	-	-
120 TOTAL RECEIVABLES NET OF ALLOW	384,239	-	27,801	273,615	8,346	137,463	-	842	832,306
CURRENT INVESTMENTS									
131 INVESTMENTS - UNRESTRICTED	1,446,661	-	-	-	-	-	-	-	1,446,661
135 INVESTMENTS RESTRICTED PYMT S/T DEBT	-	-	-	-	-	-	-	-	-
132 INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-	-
142 PREPAID COSTS	-	-	-	-	-	-	-	-	-
143 INVENTORIES - MATERIALS	42,747	477	108,578	-	-	-	-	-	151,802
143.1 ALLOWANCE FOR OBSOLETE INV	151,293	-	-	-	-	-	-	-	151,293
145 INVENTORY HELD FOR RESALE	(15,129)	-	-	-	-	-	-	-	(15,129)
144 INTERPROGRAM DUE FROM	785,672	218,576	-	-	-	373,046	14,132	-	1,391,426
146 AMOUNTS TO BE PROVIDED	-	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	17,259,601	365,505	2,812,815	273,615	8,346	510,509	340,989	842	21,572,222
NONCURRENT ASSETS									
FIXED ASSETS									
161 LAND	4,921,811	-	-	-	-	-	-	-	4,921,811
168 INFRASTRUCTURE	-	-	-	-	-	-	-	-	-
162 BUILDINGS	61,870,399	-	-	428,309	-	-	-	-	62,298,708
163 FURNITURE & EQUIPMENT - DWELLINGS	-	-	-	-	-	-	-	-	-
164 FURNITURE & EQUIPMENT - ADMINSTR	794,299	-	27,056	-	-	-	-	-	821,355
165 LEASEHOLD IMPROVEMENTS	-	-	-	-	-	-	-	-	-
167 CONSTRUCTION IN PROGRESS	-	-	-	5,760,170	-	-	-	-	5,760,170
166 ACCUMULATED DEPRECIATION	(37,866,381)	-	(20,843)	-	-	-	-	-	(37,887,224)
160 TOTAL FIXED ASSETS, NET OF DEPR	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
171 NOTES & MORTGAGES RECEIVABLE - M/C	-	-	-	-	-	-	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PD	-	-	-	-	-	-	-	-	-
173 GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-	-
174 OTHER ASSETS	-	-	-	-	-	-	-	-	-
176 INVESTMENT IN JOINT VENTURES	-	-	-	-	-	-	-	-	-
180 TOTAL NONCURRENT ASSETS	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
190 TOTAL ASSETS	46,979,729	365,505	2,819,028	6,462,094	8,346	510,509	340,989	842	57,487,042
LIABILITIES AND EQUITY									
CURRENT LIABILITIES									
311 BANK OVERDRAFT	-	-	-	-	-	-	-	-	-
312 A/P < 90 DAYS	198,786	-	768	-	-	-	-	842	200,396
313 A/P > 90 DAYS	-	-	-	-	-	-	-	-	-
321 ACCRUED WAGE/PAYROLL TAXES PAYABLE	121,802	-	605	-	-	-	-	-	122,407
322 ACCRUED COMPENSATED ABSENCES	148,962	3,126	65,853	-	-	-	-	-	217,941
324 ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-	-
325 ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-	-	-
331 ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	243,558	-	-	-	-	-	-	243,558
332 ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-	-
333 ACCOUNTS PAYABLE OTHER GOVT	-	-	-	-	-	-	-	-	-
341 TENANT SECURITY DEPOSIT	156,883	-	-	-	-	-	-	-	156,883
342 DEFERRED REVENUES	2,340	-	-	-	-	-	-	-	2,340
343 CURRENT PORTION OF LT DEBT CAPITAL	-	-	-	-	-	-	-	-	-

FINANCIAL DATA SCHEDULE
NY 1, 2008

	LOW RENT 14.850a	Section 8 Sub Rehab 14.182	HOL CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	ROSS 14.870	DISASTER VOUCHER 14.DVP	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
344 CURRENT PORTION OF LT DEBT OPERATING	-	-	-	-	-	-	-	-	-
348 LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-	-
345 OTHER CURRENT LIABILITIES	186,105	-	25,378	-	-	-	-	-	-
346 ACCRUED LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-
347 INTERPROGRAM DUE TO	-	-	-	-	-	-	-	-	211,483
310 TOTAL CURRENT LIABILITIES	814,878	246,684	1,109,465	273,615	8,346	-	-	-	1,391,426
			1,202,069	273,615	8,346	-	-	842	2,546,434
NONCURRENT LIABILITIES									
351 LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	-	-	-	-	-	-	-
352 LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-	-	-	-	-	-
354 LONG TERM PORTION OF COMPENSATED ABSENC	396,158	-	17,417	-	-	-	-	-	-
355 LOAN LIABILITIES - NONCURRENT	-	-	-	-	-	-	-	-	-
353 NONCURRENT LIABILITIES OTHER	333,722	-	165,851	-	-	-	-	-	413,575
350 TOTAL NONCURRENT LIABILITIES	729,880	-	183,268	-	-	-	-	-	499,573
									913,148
300 TOTAL LIABILITIES	1,544,758	246,684	1,385,337	273,615	8,346	-	-	842	3,459,582
EQUITY									
501 INVESTMENT IN GENERAL FIXED ASSETS	-	-	-	-	-	-	-	-	-
CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-	-
502 PROJECT NOTES (HUD)	-	-	-	-	-	-	-	-	-
503 LONG TERM DEBT - HUD GUARANTEE	-	-	-	-	-	-	-	-	-
504 NET HUD PHA CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
505 OTHER HUD CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
507 OTHER CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
508 TOTAL CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-	-
508.1 INVESTMENT IN CAPITAL ASSETS	29,720,128	-	6,213	5,188,479	-	-	-	-	-
RESERVED FUND BALANCE	-	-	-	-	-	-	-	-	-
509 RESERVED FOR OPERATING ACTIVITIES	-	-	-	-	-	-	-	-	35,914,820
510 RESERVED FOR CAPITAL ACTIVITIES	-	-	-	-	-	-	-	-	-
511 TOTAL RESERVED BALANCE	-	-	-	-	-	-	-	-	-
511.1 RESTRICTED NET ASSETS	12,530,555	-	2,218,564	-	-	-	-	-	-
512 UNDESIGNATED FUND BALANCE/R/E	-	-	-	-	-	-	-	-	-
512.1 UNRESTRICTED NET ASSETS	3,184,288	118,821	(791,086)	-	-	-	-	-	14,749,119
513 TOTAL EQUITY	45,434,971	118,821	1,433,691	6,188,479	-	510,509	340,989	-	3,363,521
						510,509	340,989	-	54,027,460
600 TOTAL LIABILITIES AND EQUITY	46,979,729	365,505	2,819,028	6,462,094	8,346	510,509	340,989	842	57,487,042
703 NET TENANT RENTAL REVENUE	-	-	-	-	-	-	-	-	-
704 TENANT REVENUE - OTHER	1,044,609	-	-	-	-	-	-	-	-
705 TOTAL TENANT REVENUE	2,004	-	-	-	-	-	-	-	1,044,609
706 HUD PHA GRANTS	1,046,613	-	-	-	-	-	-	-	2,004
706.1 CAPITAL GRANTS RECEIVED	7,020,973	126,508	8,756,548	710,135	39,830	189,290	-	-	1,046,613
708 OTHER GOVT GRANTS	-	-	-	1,292,197	-	-	-	-	16,843,284
710 SEC 8 INCOME	-	-	-	-	-	-	-	-	1,292,197
711 INVESTMENT INCOME - UNRESTRICTED	79,436	1,206	-	-	-	-	409,934	11,815	421,749
712 MORTGAGE INTEREST INCOME	-	-	-	-	-	-	-	-	-
713 PROCEEDS FROM ASSETS HELD FOR RESALE	4,975,975	-	-	-	-	-	-	-	80,642
713.1 COST OF SALE OF ASSETS	(1,832,209)	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	4,975,975
715 OTHER REVENUE	651,752	318	2,091	-	-	-	-	-	(1,832,209)
716 GAIN OR LOSS ON THE SALE OF FIXED ASSETS	-	-	-	-	-	-	-	-	-
720 INVESTMENT INCOME - RESTRICTED	554,579	-	115,329	-	-	-	-	-	654,161
700 TOTAL REVENUE	12,497,119	128,032	8,873,968	2,002,332	39,830	189,290	409,934	11,815	669,908
									-
EXPENSES									24,152,320
ADMINISTRATIVE									
911 ADMINISTRATIVE SALARIES	-	-	-	-	-	-	-	-	-
912 AUDITING FEES	2,022,333	4,750	430,862	137,404	31,112	-	-	-	-
913 OUTSIDE MANAGEMENT FEES	25,537	-	12,938	-	-	-	-	-	2,626,461
914 COMPENSATED ABSENCES	-	-	378,485	-	-	-	-	-	38,475
915 EMPLOYEE BENEFIT CONTRIBUTION	86,031	443	11,815	-	-	-	-	-	378,485
916 OTHER OPERATING ADMINISTRATIVE	679,879	1,475	144,460	15,447	8,718	-	-	-	98,289
TENANT SERVICES	516,385	-	210,538	-	-	-	-	-	849,973
921 TENANT SERVICES SALARIES	-	-	-	-	-	-	60,057	-	786,980
922 RELOCATION COSTS	41,232	-	-	-	-	-	-	-	-
923 EMPLOYEE BENEFIT CONTRIBUTION	-	-	-	-	-	-	-	-	41,232
924 TENANT SERVICES OTHER	13,180	-	-	-	-	-	-	-	-
								11,815	24,995

MONTGOMERY, ALABAMA
FINANCIAL DATA SCHEDULE
N 3, 2008

	LOW RENT 14.850a	Section 8 Sub Rehab 14.182	MOD. CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	ROSS 14.870	DISASTER VOUCHER 14.DVF	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
UTILITIES									
931 WATER	827,548	-	-	-	-	-	-	-	-
932 ELECTRICITY	310,689	-	-	-	-	-	-	-	-
933 GAS	82,788	-	-	-	-	-	-	-	827,548
934 FUEL	-	-	-	-	-	-	-	-	310,689
935 LABOR	-	-	-	-	-	-	-	-	82,788
937 EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-	-
938 OTHER UTILITIES	-	-	-	-	-	-	-	-	-
ORDINARY MAINTENANCE & OPERATION									
941 ORDINARY MAINT AND OP LABOR	1,003,736	-	-	-	-	-	-	-	-
942 ORDINARY MAINTENANCE AND OP MATERIALS	251,615	-	-	-	-	-	-	-	-
943 ORDINARY MAINTENANCE AND OP CONTRACT	779,648	-	-	96,763	-	-	-	-	1,003,736
945 EMPLOYEE BENEFIT CONTRIBUTION	367,810	-	-	-	-	-	-	-	348,378
PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	779,648
951 PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-	367,810
952 PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	-	-	-	-	-
953 PROTECTIVE SERVICES - OTHER	4,013	-	-	-	-	-	-	-	-
955 EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	9,699	-	-	-	-	-
GENERAL EXPENSES	-	-	-	-	-	-	-	-	13,712
961 INSURANCE PREMIUMS	371,414	84	131,439	-	-	-	-	-	-
962 OTHER GENERAL EXPENSE	543,536	-	89,974	44,260	-	-	-	-	-
963 PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	502,937
964 BAD DEBT - TENANT	247,400	-	-	-	-	-	-	-	677,770
965 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	-
966 BAD DEBT - OTHER	-	-	-	-	-	-	-	-	247,400
967 INTEREST EXPENSE	-	-	-	-	-	-	-	-	-
968 SEVERANCE EXPENSE	672	-	85	-	-	-	-	-	-
969 TOTAL OPERATING EXPENSES	8,175,446	6,752	1,410,596	303,573	39,830	-	60,057	11,815	757
970 EXCESS OPERATING REVENUE OVER OP EXP	4,321,673	121,280	7,463,372	1,698,759	-	189,290	349,877	-	10,008,069
971 EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	14,144,251
972 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-
973 MAP	-	-	-	-	-	-	-	-	-
974 DEPRECIATION EXPENSE	1,473,039	115,901	8,332,519	-	-	189,290	8,888	-	8,646,598
975 FRAUD LOSSES	-	-	2,474	-	-	-	-	-	1,475,513
976 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	-
977 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	-
978 DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	-
900 TOTAL EXPENSES	9,648,485	122,653	9,745,589	303,573	39,830	189,290	68,945	11,815	20,130,180
1001 OPERATING TRANSFERS IN	406,562	-	-	-	-	-	-	-	406,562
1002 OPERATING TRANSFERS OUT	-	-	-	(406,562)	-	-	-	-	(406,562)
1006 PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-	-
1007 EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1008 SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1010 TOTAL OTHER FINANCING SOURCES (USES)	406,562	-	-	(406,562)	-	-	-	-	-
1000 EXCESS REVENUE OVER EXPENSES	3,255,196	5,379	(871,621)	1,292,197	-	-	340,989	-	4,022,140
1103 BEGINNING EQUITY	30,401,849	113,442	2,305,312	16,674,208	-	510,509	-	-	50,005,320
1104 EQUITY TRANSFERS	11,777,926	-	-	(11,777,926)	-	-	-	-	-
1104 PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-	-
1101 CAPITAL OUTLAYS ENTERPRISE FUND	-	-	-	-	-	-	-	-	-
ENDING EQUITY	45,434,971	118,821	1,433,691	6,188,479	-	510,509	340,989	-	54,027,460
1120 GROSS # UNITS	24,924	294	27,660	-	-	-	-	-	-
1121 # UNIT MONTHS LEASED	19,838	278	19,322	-	-	292	36	-	53,206
1117 ADMINISTRATIVE FEE EQUITY	-	-	(784,873)	-	-	292	36	-	39,766
1118 HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	2,218,564	-	-	-	-	-	(784,873)
									2,218,564

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued:	Unqualified	
Internal Control over financial reporting:		
Are material weaknesses identified?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is noncompliance that could have a material effect on the financial statements identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

FEDERAL AWARDS

Internal control over major programs:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Type of report issued on compliance with requirements applicable to each major program:	Unqualified	
Are there any audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Housing Choice Voucher	14.871
Disaster Voucher Program	14.DVP
Disaster Housing Assistance Program	97.109

Dollar threshold used to distinguish between type A and type B programs: \$556,362

Is the auditee identified as a low-risk auditee? ☐ Yes ☒ No

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs

Finding 07 - 01 – Weak Accounting Control

Low Rent Public Housing – CFDA No. 14.850a; Grant period – year ended March 31, 2007

Condition and Cause:

During the audit of the accounting records, several adjustments were made. Examples of entries made are:

1. Low Rent and Capital Fund - Interprogram accounts were adjusted by \$107,972 to balance the Interfund accounts.
2. Low Rent - Inventory was written down by \$198,658 to agree to the inventory listing.
3. Low Rent - A contingent liability of \$53,000 was written off.
4. Sub Rehab – An adjustment of \$100,000 was made to equity in order to roll the accounts forward from the prior year.
5. Housing Choice Vouchers – A Housing Assistance Payment register was not maintained

Current Year Status:

This finding is repeated in the current year see Finding 08-01.

Current Year Findings and Questioned Costs

Finding 08-01

Public Housing Low Rent – CFDA No. 14.850a; Grant period – year ended March 31, 2008

Capital Fund Program – CFDA No. 14.872; Grant period – year ended March 31, 2008

Housing Choice Vouchers – CFDA No. 14.871; Grant period – year ended March 31, 2008

Criteria or specific requirement:

Information used to develop accounting records should be readily available for review and should mirror the accounting records. Periodic reviews should be performed to ensure all transactions relating to the fiscal year have been recorded and that the information has been recorded in the correct account and entered in the correct amount.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section II: Financial Statement Findings: - Continued

Current Year Findings and Questioned Costs

Finding 08-01 - Continued

Condition and Cause:

As in the previous audit year, the Housing Authority required numerous significant and material adjustments to correct its financial statements at March 31, 2008. Most of the accounting problems were caused by the serious illness of a key accounting employee. However, in the current year, the Housing Authority has begun efforts to correct the issues that caused the problems in the past. Through attrition, the Authority has brought in new employees whose financial skill set and experience are much more in line with its current needs and requirements. The Authority has hired a new Assistant Executive Director/Comptroller with a strong financial and accounting background who has proven experience and leadership in improving financial systems and reporting. Second, the new Assistant Executive Director/Comptroller is currently investigating issues with the accounting software and systems that caused many of the accounting errors and problems in the past. Finally, the Authority has hired a new fulltime Executive Director who is dedicated to improving the overall Authority including accounting and is determined to provide the long term leadership needed for improvement.

Recommendation

We recommend that the Authority continue with the current project of reviewing the accounting process and determining the causes that have created the errors and problems in financial reporting the past couple of years.

Reply and Corrective Action Plan:

The Authority has hired new leadership with a strong financial background and is currently investigating to determine the causes of the financial reporting problems and correcting those problems. Barry Bagby, Assistant Executive Director/Comptroller expects to have the improvements made by the end of the current fiscal year.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section III: Federal Award Findings and Questioned Costs: - Continued

Prior Year Findings and Questioned Costs - Continued

Finding 07 – 02 – Section 8 Management Review

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended March 31, 2007

Condition & Cause

The Birmingham HUD Office performed a Tier 1 Review for the Authority's Section 8 Program. The Review listed four Findings and six Concerns.

The Findings Reported are as follows:

- 1) Finding 1: The Authority failed to document its efforts to encourage participation of landlords outside areas of poverty and minority concentration to participate in the Section 8 program.
- 2) Finding 2: The Authority did not execute leases for the number of units allocated thereby causing its utilization rate to drop.
- 3) Finding 3: The Authority was not consistent in documenting the utility allowance provided for the Section 8 participants. It also provided some allowances for unnecessary utilities or services.
- 4) Finding 4: The Authority did not maintain a bulletin board at the Section 8 office that adequately notified residents of Federal law and Authority policies.

The Concerns Reported were:

- 1) Concern 1: Of the 23 files reviewed, 18% (or 4 files) did not contain proper rent reasonableness documentation.
- 2) Concern 2: All quality control inspections were performed during the same month rather than within three months of the original inspection.
- 3) Concern 3: Units that failed HQS inspections were routinely not reinspected within 30 calendar days.
- 4) Concern 4: The reviewers noted several instances where the data was not correctly transferred from the file document to the HUD 50058 that was submitted to the PIC system.
- 5) Concern 5: Annual Enterprise Income Verification (EIV) System training must be performed in the near future in order for the program to remain in compliance.
- 6) Concern 6: A break-in occurred and several tenant files were destroyed but no documentation was taken. A reminder was made that in order to remain in compliance with EIV requirements, all such incidents must be reported to the Birmingham HUD Office.

Questioned Costs: None

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs - Continued

Finding 07 – 02 – Section 8 Management Review - Continued

Recommendation:

When listing the Findings and Concerns, the reviewers listed several recommendations how the Authority could improve operations. We recommend that the Authority heed those recommendations.

Current Year Status:

The Authority has made major strides in implementing the recommendations made by the reviewers. Based on the review of Section 8 tenant files in the current year, the finding is not repeated.

Current Year Findings and Questioned Costs

None

Pet Policy

Montgomery Housing Authority (HA)

Section I.

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 - A. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 - B. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four legged animals are limited to 10 pounds (fully grown).
 - C. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - D. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner
 - E. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 - F. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.
 - G. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane

Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.

- H. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
- I. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
3. Prohibited Animals: Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development, within 10 day of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA's established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.
6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the

Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

8. Pets may not be bred or used for any commercial purposes.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE

(An Annual Fee and Deposit is required for each pet)

Type of Pet	Fee	Deposit
Dog	\$150	\$250
Cat	\$100	\$150
Fish Aquarium	\$50	\$100
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$25
Caged Pets	\$100	\$150

Note: The above schedule is applicable for each pet; therefore, if a tenant has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (P) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____
agree to the following: (Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable annual fee of \$_____ to cover some of the additional operating cost incurred by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum and each twelve months thereafter.

I agree to pay a refundable pet deposit of \$_____ to the HA. The Annual Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE HA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE HA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE HA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THE HA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THE HA STAFF OF THE PET (S) FOR DOCUMENTATION.

Head of Household Signature

Date

Housing Authority Representative Signature

Date

Pet Policy Addendum

Montgomery Housing Authority (HA)

This addendum is being Executed in accordance with Section XVI of the Dwelling Lease
Adopted by Resolution No. 5195 dated April 20, 2004

Section I.

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 - A. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet. The Head of Household must register the pet with the housing authority. Registration includes the certification from a licensed veterinarian that the pet has obtained all required pet inoculations, information to identify the pet, and the name and address of the pet owner and the name and address of a responsible party to care for the pet if the owner is unable to. This information shall be updated annually as part of the reexamination process.
 - B. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four legged animals are limited to 10 pounds (fully grown).
 - C. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - D. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.
 - E. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 - F. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up

immediately and transported to the Humane Society or other appropriate facility.

- G. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
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 - 5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development, within 10 day of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA's established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.

Note:

Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA

6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.
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Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT
FEE AND DEPOSIT SCHEDULE

(An Annual Fee and Deposit is required for each pet)

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Caged Pets	\$100	\$150

Note: The above schedule is applicable for each pet; therefore, if a tenant has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (L) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following: (Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable annual fee of \$ _____ to cover some of the additional operating cost incurred by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum and each twelve months thereafter.

I agree to pay a refundable pet deposit of \$ _____ to the HA. The Annual Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE HA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE HA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE HA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THE HA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THE HA STAFF OF THE PET (S) FOR DOCUMENTATION.

Head of Household Signature

Date

Housing Authority Representative Signature

Date

The Housing Authority of the City of Montgomery, Alabama

GRIEVANCE PROCEDURE

I. RIGHT TO A HEARING

Upon the filing of a written request as provided in these procedures, a Tenant shall be entitled to a hearing before a hearing officer.

II. DEFINITIONS

For the purpose of this Grievance Procedure, the following definitions are applicable:

- (A) "Grievance" shall mean any dispute which a Tenant may have with respect to Landlord action or failure to act in accordance with the individual Tenant's lease or Landlord regulations which adversely affect the individual Tenant's rights, duties, welfare or status. Grievance does not include any dispute a Tenant may have with Landlord concerning a termination of tenancy or eviction that involves any activity that may threaten the health, safety, or right to peaceful enjoyment of the Landlord's public housing premises by other Tenants or employees of the Landlord, or any criminal activity on or off such premises.
- (B) "Complainant" shall mean any Tenant whose grievance is presented to the Landlord or at the project management office in accordance with Section III and Section IV.
- (C) "Elements of due process" shall mean an eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:
 - (1) Adequate notice to the Tenant of the grounds for terminating the tenancy and for eviction;
 - (2) Right of the Tenant to be represented by counsel;
 - (3) Opportunity for the Tenant to refute the evidence presented by the Landlord including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the Tenant may have;
 - (4) A decision on the merits.
- (D) "Hearing Officer" shall mean a person selected in accordance with Section IV of these procedures to hear grievances and render a decision with respect thereto.
- (E) *Tenant* shall mean the adult person (or persons) (other than a live-in aide):
 - (1) Who resides in the premises, and who executed the lease with the Landlord or lessee of the premises, or, if no such person now resides in the premises,
 - (2) Who resides in the premises, and who is the remaining head of household of the Tenant family residing in the premises.
- (F) *Resident organization* includes a resident management corporation.
- (G) **Promptly** (as used in Section III, and IV.(D)) shall mean within five business days from the date of mailing of the adverse action or grievance complaint.

III. PROCEDURES PRIOR TO A HEARING

Informal settlement of grievance. Any grievance shall be promptly and personally presented, either orally or in writing, to the Landlord office or to the office of the project in which the Tenant resides so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within a reasonable time and one copy shall be given to the Tenant and one retained in the Landlord's Tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefor, and shall specify the procedures by which a hearing under these procedures may be obtained if the Tenant is not satisfied. **The purpose of this informal settlement of grievance is to allow the Tenant and management to informally discuss an issue without the need for third parties, including witnesses or representatives, to be involved. At any time that a third party, including a witness or representative becomes or should become involved in the process, the informal settlement conference shall become a "hearing" and the procedures found in Section IV hereof shall apply.** The housing authority shall notify the Tenant of the date and time that the hearing will take place.

IV. PROCEDURES TO OBTAIN A HEARING

- (A) *Request for hearing.* In the event that the Tenant is not satisfied with the informal settlement of grievance provided for in Section III, the Tenant shall submit a written request for a hearing to the Landlord or the project office within five (5) business days from the date of mailing of the summary of discussion pursuant to Section III. The written request shall specify:

- (1) The reasons for the grievance; and
- (2) The action or relief sought.

- (B) *Selection of Hearing Officer.* A grievance hearing shall be conducted by an impartial person appointed by the Landlord other than a person who made or approved the Landlord action under review or a subordinate of such person.

The Landlord shall annually submit a list of prospective hearing officers. This list shall be provided to any existing resident organization for such organization's comments or recommendations. Any comments or recommendations by the resident organization submitted in a reasonable time shall be considered by the Landlord.

From this list, a hearing officer shall be selected.

- (C) *Failure to request a hearing.* If the Tenant does not request a hearing in accordance with this Section, then the Landlord's disposition of the grievance under Section III shall become final; *Provided*, that failure to request a hearing shall not constitute a waiver by the Tenant of the right thereafter to contest the Landlord's action in disposing of the complaint in an appropriate judicial proceeding.

(D) *Hearing prerequisite.* All grievances shall be promptly presented in person, either orally or in writing pursuant to the informal procedure prescribed in Section III as a condition precedent to a hearing under this section: *Provided*, that if the Tenant shall show good cause why there was failure to proceed in accordance with Section III to the hearing officer, the provisions of this Sub-section may be waived by the hearing officer.

(E) *Escrow deposit.* Before a hearing is scheduled in any grievance involving the amount of rent as defined in the lease which the Landlord claims is due, the Tenant shall pay to the Landlord an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The Tenant shall thereafter deposit monthly the same amount of the monthly rent in an escrow account held by the Landlord until the complaint is resolved by the decision of the hearing officer. Amounts deposited into the escrow shall not be considered as acceptance of money for rent during the period in which the grievance is pending. These requirements may be waived by the Landlord in extenuating circumstances. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure: *Provided*, that failure to make payment shall not constitute a waiver of any right the Tenant may have to contest the Landlord's disposition of his grievance in any appropriate judicial proceeding. *Provided*, however, that if a public housing family requests a hearing, under this policy, to review the HA's determination denying or limiting the family's claim to a financial hardship exemption, the family is not required to pay any escrow deposit in order to obtain a grievance hearing on such issues.

(F) *Scheduling of hearings.* Upon the Tenant's compliance with this Section, or upon the housing authority notifying the tenant or his/her representative that a hearing will be held, a hearing shall be promptly scheduled by the hearing officer for a time and place reasonably convenient to both the Tenant and the Landlord. A written notification specifying the date, time, place and the procedures governing the hearing shall be delivered to the Tenant and the appropriate Landlord official.

V. PROCEDURES GOVERNING THE HEARING

(A) The Tenant shall be afforded a fair hearing, which shall include:

- (1) The opportunity to examine before the grievance hearing any Landlord documents, including records and regulations, that are directly relevant to the hearing. The Tenant shall be provided a copy of any such document at the Tenant's expense. If the Landlord does not make the document available for examination upon request by the Tenant, the Landlord may not rely on such document at the grievance hearing.
- (2) The right to be represented by counsel or other person chosen as the Tenant's representative, and to have such person make statements on the Tenant's behalf.
- (3) The right to a private hearing unless the Tenant requests a public hearing.
- (4) The right to present evidence and arguments in support of the Tenant's complaint, to controvert evidence relied

on by the Landlord or project management, and to confront and cross-examine all witnesses upon whose testimony or information the Landlord or project management relies; and

(5) A decision based solely and exclusively upon the facts presented at the hearing.

(B) *Accommodation of persons with disabilities.*

(1) The Landlord shall provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

(2) If the Tenant is visually impaired, any notice to the Tenant which is required by these procedures must be in an accessible format.

(C) At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the HA must sustain the burden of justifying the HA action or failure to act against which the complaint is directed.

VI.

DECISION OF THE HEARING OFFICER

(A) The hearing officer shall prepare a written decision, together with the reasons therefor, within a reasonable time (not to exceed 10 calendar days) after the hearing. A copy of the decision shall be sent to the Tenant and the Landlord. The Landlord shall retain a copy of the decision in the Tenant's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the Landlord and made available for inspection by a prospective complainant, his representative, or the hearing officer.

(B) The decision of the hearing officer shall be binding on the Landlord which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Landlord's Board of Commissioners determines within a reasonable time, and promptly notifies the complainant of its determination, that:

(1) The grievance does not concern Landlord action or failure to act in accordance with or involving the Tenant's lease or Landlord regulations, which adversely affect the Tenant's rights, duties, welfare or status;

(2) The decision of the hearing officer is contrary to applicable Federal, State or local law, Landlord regulations or requirements of the Annual Contributions Contract between Landlord and the U.S. Department of Housing and Urban Development.

(C) A decision by the hearing officer or Board of Commissioners in favor of the Landlord or which denies the relief requested by the Tenant in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, any rights the Tenant may have to a trial *de novo* or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

I have received a copy of the grievance procedure and have

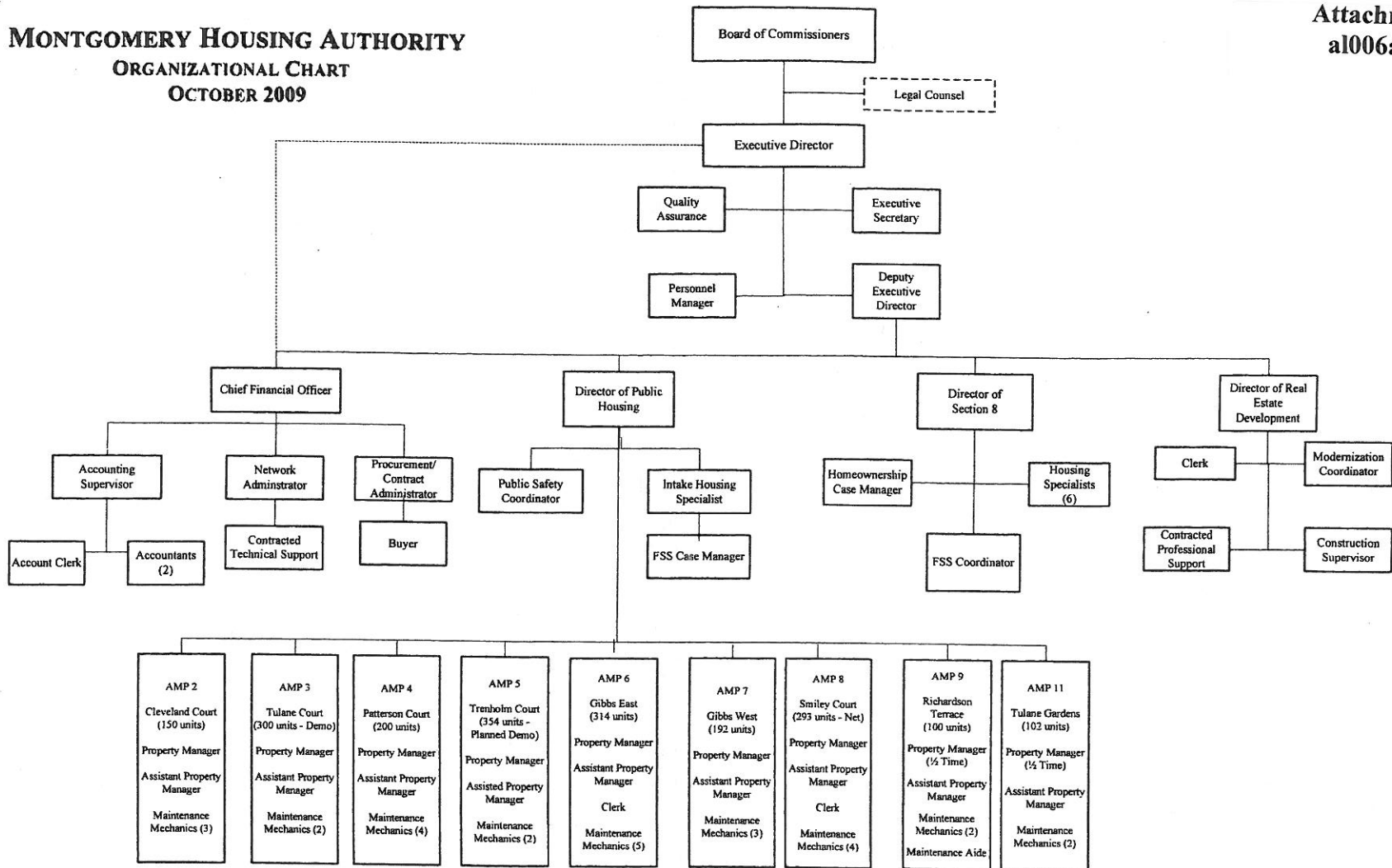
had an opportunity to ask questions about the procedure.

Tenant	Date
--------	------

Tenant	Date
--------	------

MONTGOMERY HOUSING AUTHORITY
ORGANIZATIONAL CHART
OCTOBER 2009

Attachment
al006a02



**Attachment
al006x02**

Required Submission for HUD Field Office Review.

In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

As required, the following original Certifications, duly signed and dated, have been scanned and are being electronically submitted as Attachment al006x01 along with the submission of our 2010 Annual and Five-Year Plan al006v01:

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Form HUD-50077-CR *Civil Rights Certification*
- (g) *Fair Housing Certification*

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4/1/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

The Housing Authority of the
City of Montgomery, Alabama

AL006

PHA Name

PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 20 10 - 20 15

☒ Annual PHA Plan for Fiscal Years beginning April 1, 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

John F. Knight, Jr.

Chairman, Board of Commissioners

Signature

Date

December 15, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

The Housing Authority of the City of Montgomery, Alabama

Program/Activity Receiving Federal Grant Funding

Submitted with the Montgomery Housing Authority's 2010 Annual and 5 Year Plan al006v01

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Cleveland Court [AMP 000002]: 1020 Rosa Parks Avenue, Montgomery, AL 36108; Victor Tulane Court [AMP 000003]: 550 Smythe Curve, Montgomery, AL 36104; Paterson Courts [AMP 000004]: 901 S Union Street, Montgomery, AL 36104; Trenholm Court [AMP 000005]: 432 N. Union Street, Montgomery, AL 36104; Gibbs Village-East [AMP 000006]: 1701 Terminal Road, Montgomery, AL 36108; Gibbs Village-West [AMP 000007]: 1707 Terminal Road, Montgomery, AL 36108; Smiley Court [AMP 000008]: 4107 Marlyn Street, Montgomery, AL 36108; Richarson Terrace [AMP 000009]: 1301 Adams Avenue, Montgomery, AL 36104; Victor Tulane Gardens [AMP 000023]: 1101 Victor Tulane Circle, Montgomery, AL 36104; Cedar Park Land site on Mobile Highway.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

vette Hester

Title

Executive Director

Signature

Date

December 15, 2009

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

The Housing Authority of the City of Montgomery, Alabama

Program/Activity Receiving Federal Grant Funding

Submitted with Montgomery Housing Authority's 2010 Annual and 5 Year Plan al006v01

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Evette Hester

Title

Executive Director

Signature

Date (mm/dd/yyyy)

12/15/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: 2009 Standard Annual Plan al006v03 CFDA Number, if applicable: _____		
8. Federal Action Number, if known: N/A			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Evette Hester Title: Executive Director Telephone No.: (334) 206-7255 Date: 12/15/09		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

Not applicable

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

The Housing Authority of the City of Montgomery, AL

AL006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

John F. Knight, Jr.

Title

Chairman, Board of Commissioners
Housing Authority of the City of Montgomery, AL

Signature



Date 12/15/2009



MONTGOMERY HOUSING AUTHORITY
1020 BELL STREET, MONTGOMERY • ALABAMA • 36104-3006
(334) 206-7200 • (334) 206-7222 Fax • MHAToday.org

EVETTE HESTER
EXECUTIVE DIRECTOR

EHO • EOE

JOHN F. KNIGHT, JR.
CHAIRMAN

FAIR HOUSING CERTIFICATION

The Housing Authority of the City of Montgomery's Board of Commissioners has adopted numerous policies and procedures relating to the business of the housing authority. Discrimination of any type is not condoned nor tolerated by the housing authority. Policies are in place that plainly state that discrimination will not be tolerated. There are also provisions available for persons to report discrimination and other problems for resolution.

Steps the MHA Will Take in Affirmatively Furthering Fair Housing:

1. Annual meetings are held with Section 8 landlords to:
 - (a) inform them of the Authority's fair housing policies; and,
 - (b) to update them on new program requirements;
2. When requested, brochures and presentations are utilized to educate civic groups about fair housing and discrimination.
3. The MHA applies for as many housing vouchers as possible to provide additional resources for eligible clients.
4. Fair Housing information is posted on the bulletin board at the offices of the Housing Authority.
5. Fair Housing commitments are advertised in local papers and other print media.
6. The MHA counsels clients regarding money management, rental delinquency, and fair housing rights.
7. The MHA has an active homeownership program, in which they teach budgeting, pre-purchase counseling for homeownership, default mortgage counseling and home maintenance. These programs include the Family self-Sufficiency Program, Section 8 Homeownership, and the public housing program.

The Montgomery Housing Authority will continue these practices in order to:

1. Address the Impediments to Fair Housing Choice.
2. Remedy discrimination; and
3. promote fair housing rights and fair housing choice.

The Montgomery Housing Authority (MHA) refers any fair housing claims made to the office of Fair Housing located in Montgomery, Alabama. The Montgomery Housing Authority also stands ready to help any person present a claim for fair housing or any other form of discrimination to the proper agency.

COMMISSIONERS:	RICHARD N. BOLLINGER, Vice Chair	•	ANNE B. UPCHURCH	•	RON DRINKARD	•	PAUL HANKINS
	ALFRED HOOD	•	WILLIE JONES	•	BETTIE BARNETT	•	CUBIE RAE GILMER HAYES

Required Submission for HUD Field Office Review:

- (a) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

On each of the dates listed below the communities held a community meeting for all of the residents to come and discuss the 2010 Annual Plan Draft. At the meeting each community was informed of the plans for their community and the other public housing communities. Once the residents were informed the floor was open for questions and comments as to what they would like implemented within their community. Minutes were taken and the resident comments and PHA narrative are as listed below:

RAB Meeting 11/18/2009

- Storm windows (Gibb's East)
- Ceiling in some of the bathrooms and kitchens have mold (Gibb's East)
- Landscaping (Gibb's East)
- Tiles falling off the walls (Trenholm)
- Playground (Trenholm)

Narrative-Analysis of recommendations and PHA decision/response:

- Storm windows (Gibb's East)
 - Routine replacement of missing and damaged windows are in the scheduled maintenance budgets.
- Ceiling in some of the bathrooms and kitchens have mold (Gibb's East)
 - Discoloration of ceilings in kitchens and baths – An inspection will be performed on these units to determine cause, then repaired.
- Landscaping (Gibb's East)
 - Landscaping will be performed in areas needing repair under current maintenance budgets.
- Tiles falling off the walls (Trenholm)
 - An inspection of units with missing tile will be performed and outside contractors will be brought in to repair baths.
- Playground (Trenholm)
 - There was a question regarding the playground equipment at the community center. The play area installed by the City is still in place. The only playground removed was the equipment installed by the Head Start program.

Gibb's East 11/18/2009

- Landscaping
- More parking spaces
- Re-do cabinets
- Playground
- Basketball Court
- Gym
- Mini blinds
- New appliances
- Storm windows
- More lighting

Narrative-Analysis of recommendations and PHA decision/response:

- Landscaping and more parking spaces
 - A parking study is being considered in the landscaping needs for this community.
- Re-do cabinets
 - Kitchen cabinets are being replaced on an as needed basis.
- Mini Blinds
 - Specifications for mini blinds need to be developed and bid out to install at all units.
- New appliances and storm windows
 - New appliances and storm windows are scheduled in the maintenance budgets for each community.
- More lighting
 - Site lighting is performed by Alabama Power. The MHA will have the Property Manager meet with the appropriate engineer and install or upgrade lighting as needed.

Cleveland Court 11/19/2009

- Gate for community to protect against vandalism

Narrative-Analysis of recommendations and PHA decision/response:

This development is scheduled for a Comprehensive Modernization. Meetings with the residents will incorporate all needed items at that time.

Richardson Terrace 11/23/2009

- Monitoring system

Narrative-Analysis of recommendations and PHA decision/response:

This development is being renovated under the American Recovery and Reinvestment Act. A new monitoring system is in the specifications for this renovation.

Tulane Gardens 11/23/2009

- Security
- More lighting
- Security cameras

Narrative-Analysis of recommendations and PHA decision/response:

- Security
 - Security is currently in force at this site.
- More lighting
 - The lighting at this development is sufficient. Close monitoring of outages is required.
- Security cameras
 - This is a management issue. This has been forwarded to the appropriate department for consideration

Smiley Court 11/24/2009

- Central air
- Playground
- Paint and ceiling cracking
- Plumbing problems
- New stoves
- New cabinets
- New countertops
- New flooring
- Patio porches need paint
- More gutters needed to guide the water away
- Need a facelift on the outside
- Assigned parking
- New storm windows
- Stainless steel appliances
- Granite countertops
- Security cameras
- Landscaping

Narrative-Analysis of recommendations and PHA decision/response:

The following concerns listed below are scheduled for future renovation --

- Central HVAC
- Plumbing repairs
- Appliances are set to be replaced on an as needed basis as well as cabinets, floors, and countertops.
- Storm drainage system, water system, landscaping, playground, security systems, etc.

- These planned improvements are being delayed due to structural deficiencies in a number of existing units. Once the structural engineering is completed, these items will be re-instated or cancelled.

Gibb's West 11/30/2009

- More lighting
- More police patrol (security)
- Would like on site security officers
- Security cameras
- Speed bumps
- More extermination (maybe, different extermination)
- Landscaping
- Complete soffits and siding

Narrative-Analysis of recommendations and PHA decision/response:

Most of the items at this development mirror the comments for Gibbs East. The response to these items is the same as stated und Gibbs East.

Trenholm 12/1/2009

- Security
- Security cameras
- More extermination (when people move out it gets worse)

Narrative-Analysis of recommendations and PHA decision/response:

- Security
- Security cameras
 - With this development scheduled for demolition security has become an issue. The MHA management is working with the City Police department and may need to provide some security similar to the security currently patrolling Tulane court.
- More extermination (when people move out it gets worse)
 - Maintenance personnel need to check all vacated units for appliances to make sure that any infestation is not spreading to adjacent units.

Paterson Court 12/2/2009

- More parking
- Security cameras
- Security personnel/police presence
- Assigned parking
- Limited parking (1-2 spaces per unit instead of 4 cars for some units)
- Wall plugs in the bathroom
- Remodel and make the units larger
- Better lighting

Narrative-Analysis of recommendations and PHA decision/response:

- More parking
- Assigned parking
 - Parking at this development was completely replaced last year. At that time an additional 20 parking spaces were added. There are no other areas to provide additional parking.
- Security cameras
- Security personnel/police presence
 - MHA management is working on security issues at all of its developments.
- Better lighting
 - Site lighting is performed by Alabama Power and management will contact engineering to implement any additional lighting as needed.
- Remodel and make the units larger
 - This development is not scheduled for major renovation due to its location and age.

Note: Signup sheets for each of the following meetings follow.

(b) Challenged Elements - None.

18 November 2009

RAB Agenda

1. Welcome Prayer (Mrs. Barnett)
2. Property Updates
 - a. Trenholm—waiting on approval from HUD
 - b. Tulane Court—submitted Hope VI Grant Application
 - c. Richardson Terrace—working on relocation of 20 families for 1st phase
 - d. Cleveland Court—plans are in progress for rehab of site
 - e. Gibbs East—HVAC, siding, painting, and soffits (COMPLETE)
 - f. Gibbs West—HVAC, siding, painting, and soffits (FINAL STAGES)
 - g. Tulane Gardens—landscaping
 - h. Paterson Court—kitchen repair (COMPLETE)
 - i. Smiley Court—engineering survey is in progress
3. Stephanie to talk about “Leaders on the Loose” training
4. Bylaws—there needs to be some changes to meet HUD’s requirements
(Please bring your bylaws to the next meeting so we can discuss them.)
5. 2010 Annual Plan Draft
6. President Reports and Concerns
7. Close

RAB Meeting Sign In Sheet

18 November 2009

NAME	PROPERTY
Stephanie Oliver	Gibbs (East)
Willie Davis (58)	Thurstone 1101 S. 4th
Charles Bailey	MHA
Reginald Hall	Frenchholm
Brandi F. Alexander	MHA
Melinda Hawkins	MHA
Cathy Harve	MHA

262-02
115+

1101 South Hall Street
Montgomery, AL

**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
18 NOVEMBER 2009**

GIBB'S VILLAGE EAST @ 4:45PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT GIBBS EAST COMMUNITY CENTER
1701 TERMINAL ROAD, MONTGOMERY, ALABAMA 36108
NOVEMBER 18, 2009 at 4:45 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Ruth Flowers	19304 Gibbs Drive
2	Annie B Jackson	2406 Crossway Drive apt 10
3	Latoya Brown	1801 Gibbs Circle Apt B
4	Akamee Lee	1927 Hilldale Ct Apt F
5	Nicole B. Mark	1875-D Gibbs Cir
6	Sandra Williams	1850 Gibbs Cir Apt B
7	Catrina Robinson	1901 B Gibbs Dr
8	Lillie B	Property Manager
9	Janice Robinson	1917 C Gibbs Dr.
10	Stephanie Oliver	1817 B Gibbs Circle
11	Shawn Johnson	1830 Gibbs Cir
12	Brandi K Alexander	MHA
13	Natasha Robinson	808 Westview Dr #B
14	Melinda Dawkins	MHA

RAB Meeting Sign In Sheet

18 November 2009

NAME	PROPERTY
Stephanie Oliver	Gibbs (East)
Willie Davis (58)	Thurstone 1101 S. Hill St
Charles Bailey	MHA
Reginald Hall	Truxholm
Brandi V. Alexander	MHA
Melinda Martin	MHA
Carolyn Harris	MHA

262-02
115+

1101 South Hill Street
Montgomery, AL

**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
19 NOVEMBER 2009**

CLEVELAND COURT @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT CLEVELAND COURT COMMUNITY CENTER
1026 ROSA PARKS AVENUE, MONTGOMERY, ALABAMA 36108
NOVEMBER 19, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Willie Chappel	626 Cleveland Ct.
2	Wilma Therington	618 Cleveland Ct.
3	Oliver McDowell	
4	Beatrice Nickerson	643 Columbia Ave
5	Jonnie L. Mathews	1050
6	Phonda Skins	650 Cleveland Court
7	Charles Barty	MHA
8	Imita H. G. G.	Cleveland Ct. Mgr.
9	Dionela Salas	614 Cleveland Ct
10	Janet B. Hill	622 Columbia Ave
11	Buffy Bourgeois	625 Columbia Ave
12	Georgia Goldsmith	631 Columbia Ave
13	Shirley R. R.	600 Columbia Ave
14	Anthony Edwards	638 Cleveland

2010 ANNUAL PLAN (DRAFT)
AT CLEVELAND COURT COMMUNITY CENTER
1026 ROSA PARKS AVENUE, MONTGOMERY, ALABAMA 36108
NOVEMBER 19, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Tiffany Hill	630 Cleveland Ct
2	Jos Cynthia Wike	641 Columbia Ave.
3	Jokeshia Landon	
4	Brandy Landon	
5	Artera Grant	628 Cleveland Ct.
6	Cathy Harris	MHA
7	Brandi K. Alexander	MHA
8	Shedra L. Phillips	420 Columbia Ave
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**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
23 NOVEMBER 2009**

RICHARDSON TERRACE @ 2:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT RICHARDSON TERRACE COMMUNITY CENTER
1301 ADAMS AVENUE, MONTGOMERY, ALABAMA 36104
NOVEMBER 23, 2009 at 2:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Mrs. P. Skee Foster	Richardson Terrace
2	Patty Bell	Richardson Terr.
3	William Harris	Richardson Terrace
4	Claudia Harris	"
5	Hulitt Crumpler	#411
6	Nancy C. Barnett	Richardson
7	Charlie Casey	Richardson
8	Robert L. Daniel	Rich. Terr. apt 601
9	Robert J. Giddens	Rich 2nd apt 8712
10	Myra	Apt #314/Bichardson Terrace Apt.
11	TALLAH #6. ATKINS	Richardson Terrace
12	Nancy Hatcher	Richardson Terrs
13	Lula Jones	Richardson Terrace
14	Donald Jones	Richardson Terrace

2010 ANNUAL PLAN (DRAFT)
AT RICHARDSON TERRACE COMMUNITY CENTER
1301 ADAMS AVENUE, MONTGOMERY, ALABAMA 36104
NOVEMBER 23, 2009 at 2:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Ernestine D. Webster	Richardson Terrace
2	Charles Bant	MHA
3	Wilee Moor	
4	Jamara Berry	MHA
5	Brandi Alexander	MHA
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**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
23 NOVEMBER 2009**

TULANE GARDENS @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT VICTOR TULANE GARDENS COMMUNITY CENTER
1101 VICTOR TULANE CIRCLE, MONTGOMERY, ALABAMA 36104
NOVEMBER 23, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Brandi K. Alexander	MHA
2	Tamara Buz	MHA
3	Mehinda Clark	MHA
4	Beatrice McDonald	206A Victor Tulane Circle
5	Alley Suenos	902A Victor Tulane Circle
6	Shanta Owens	801-B Victor Tulane Cr.
7	Jolanda Blackshear	MHA
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**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
24 NOVEMBER 2009**

SMILEY COURT @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT SMILEY COURT COMMUNITY CENTER
4107 MARLYN STREET, MONTGOMERY, ALABAMA 36108
NOVEMBER 24, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Dollie McCall, Manager	4107 Marlyn (OFFICE)
2	Oddie Coz	3400 Otis Ln Apt. A
3	Brandi Alexander	MHA
4	Lillie Ray	3712 A S Smiley Cir
5	Mary J. Howard	4104 W. Smiley Cir apt A
6	Bethy Gardner	3701 S Smiley Cir apt C
7	Bethy Rudolph	3708 South Smiley Cir
8	Quonshonda Felder	3708 S. Smiley Cir. Apt. C
9	Arnessia Knight	3505 Otis Ln Apt C
10	Garnett M. Munn	3408-C Otis Lane
11	Judy Telli	3404 Otis LND RCP
12	Cathy Harris	MHA
13	Alfreda Washington	4008 N Smiley CR A
14		

**2010 PHA ANNUAL PLAN (DRAFT)
MEETING AGENDA
30 NOVEMBER 2009**

GIBB'S VILLAGE WEST @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT GIBBS WEST COMMUNITY CENTER
2025 TERMINAL ROAD, MONTGOMERY, ALABAMA 36108
NOVEMBER 30, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Michael Green	2037 Apt C Terminal R
2	Brandi K. Alexander	MHA
3	Mary Nell Brown	2001 Apt. D Terminal Rd.
4	Commander Billy	2025 Terminal Road
5	Robert Ann Lloyd	916 A Goodwyn Dr. Apt A.
6	Clemmie McCall	916 D Goodwyn Dr
7	Mekinda Alawkins	MHA
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2010 PHA ANNUAL PLAN (DRAFT) MEETING AGENDA 1 DECEMBER 2009

TRENHOLM COURT @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT TRENHOLM COMMUNITY CENTER
432 NORTH UNION STREET, MONTGOMERY, ALABAMA 36104
DECEMBER 1, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Vera J. Irby	706 N Union Cir.
2	Cathy Nathan	508 N. Bainbridge Street
3	Lavoris Stinson	853 N Union Cir
4	Charles Bailes	MHA
5	Frederick Hall	849 NO UNION Circle
6	Don J. D.	489 MHA
7	Brandi L. Alexander	MHA
8	Caroline Turner	873 North Union Circle
9	Cathy J. J.	615 No. Union Cir
10	Russany Blankenship	713 N Union Cir.
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2010 PHA ANNUAL PLAN (DRAFT) MEETING AGENDA 2 DECEMBER 2009

PATERSON COURT @ 5:00PM

1. Meeting called to order
2. Welcome
3. Explanation of the 2010 PHA Plan (Draft)
4. Open the floor for questions/comments
5. Close

2010 ANNUAL PLAN (DRAFT)
AT PATERSON COURT COMMUNITY CENTER
901 SOUTH UNION STREET, MONTGOMERY, ALABAMA 36104
DECEMBER 2, 2009 at 5:00 P.M.

SIGN-IN SHEET

No.	NAME	ADDRESS/PROPERTY/AGENCY
1	Willie P. Hampton	1082 S. Union St. Montg. AL 36104 / MHA
2	Brandi K. Alexander	MHA
3	[Signature]	MHA
4	Brandi Brown	23 Winnie St. Montg. AL 36104 / MHA
5	Hudnell Davis	1012 S Union St Montg. AL 36104 / MHA
6	R Rowe	932 S Union St
7	Cheryl Johnson	902 S Union St.
8	Sylvia Belser	15 Winnie St.
9	Cheryl [Signature]	17 Winnie St.
10	Jillian Williams	820 S. Union St 36104
11	JAMES HAMILTON	938 S. Union St. 36104
12	Tammy Owens	1032 S Union
13	Monica Hendricks	1030 S. Union St
14	Autherine Wms.	1004 S. Union St